

Lafayette Consolidated Government

Unified

Development Code



Table of Contents

Article 3.	Development Standards	1
89-25	General	1
89-26	Access Management & Driveways	3
89-27	Building Height & Design	10
89-28	Easements (Servitudes)	12
89-29	Covenants & Restrictions	15
89-30	Fences	16
89-31	Flood Damage Protection	16
89-32	Historic Preservation	17
89-33	Improvement Guarantees	22
89-34	Landscaping, Buffers & Screening	25
89-35	Commercial Lighting	36
89-36	Lots, Blocks & Setbacks	37
89-37	Parking & Loading	46
89-38	Open Space	57
89-39	Reserved	59
89-40	Stormwater Improvements	60
89-41	Environmental Stormwater Management	66
89-42	Street Design	67
89-43	Street Names	78
89-44	Utilities	83
89-45	Reserved to	84
89-46	Reserved	84

Tables

Table 89-34-1 Landscaping and Buffer Applicability to Building Expansion 26

Table 89-37-2 Parking Stall Dimensions 54

Figures

No table of figures entries found.

Article 3. Development Standards

✎ *Purpose: this Article establishes general standards for all development in the Parish, including both unincorporated areas and the City. Specifically, this Article:*

- *Implements the Comprehensive Plan (PlanLafayette),*
- *Ensures that new development and redevelopment mitigates impacts that it has on the neighborhood and community, and*
- *Ensures that development is consistent with best practices for public safety, community design, and PlanLafayette.*

89-25 General

(a) Applicability

- (1) This Article applies to the City of Lafayette and the unincorporated areas of the Parish, except where otherwise indicated.
- (2) This Article applies to all development, and to any rezoning, conditional use permit, subdivision plat, building permit, or certificate of occupancy, except where otherwise indicated.
- (3) No permits as described herein are required for LCG sponsored work with the exception of building permits for building work, but the standards herein do apply to all LCG sponsored work.

(b) General Standards

- (1) **Applicability.** This section applies to all work within the jurisdiction of LCG. This includes applications for subdivision plat, rezoning, zoning application, conditional use, driveways, building, and work within the right-of-way permit approval.
- (2) **Public Facilities and Improvements.** The proposed development or use, must be served by public utilities, fire protection, police protection or other public services.
- (3) LCG shall control the space allocation in street right-of-way and public easements.
- (4) **Suitability of Land.** A proposed subdivision plat, conditional use, or rezoning that increases allowable density or floor area must be located outside of areas subject to flooding, or that are topographically unsuitable for development; or that for any other reason are being unwisely or prematurely subdivided or developed.
- (5) The developer and contractor responsible for the development shall acquire a free development permit from PW and LUS, if applicable, detailing the proposed improvements and adherence to these standards.

(c) Variances

- (1) A variance to a standard in this Article may be granted by –

- a. The agency approving the permit where the standard is applied, or
- b. Any other agency or official designated in the section that establishes the standard, in which case subsection “a.” above does not apply.

(2) A variance may be granted only if the applicant demonstrates that —¹

- a. The variance, or an alternative standard proffered by the applicant, is consistent with *PlanLafayette*, and
- b. Practical difficulties in the development and adequate use of land would result from the literal enforcement of the standard, and
- c. The variances is in harmony with the general intent of the standard, and
- d. The variance is consistent with the public interest, safety and general welfare.

(3) Any variance shall be in writing and specifically set forth in the permit issued.

(d) Name of Subdivision, Development, and Streets

- (1) No subdivision shall bear the same name as another subdivision in the city or parish unless located on adjoining property.
- (2) LCG policy is to preserve and promote the French language in Acadiana. Residential, commercial, and industrial developments are encouraged to include French names and terms wherever possible, particularly in reference to street names.

¹ The standards below carry forward current standards found in LCG Code 26-972 (access management), with the changes indicated.

89-26 Access Management & Driveways

✎ *Purpose: this section establishes standards to control the access points on public roads and streets in order to ensure that they work efficiently, accommodate all modes of travel (including pedestrian, bicycles, transit, and cars), and to implement PlanLafayette.*

(a) Applicability

- (1) This section applies to the City and the unincorporated areas of the Parish.²
- (2) For developments along state routes, all requirements within this document apply or as approved by the State.

(b) Definitions

In addition to Article 8, the terms and phrases used in this Section are defined below:³

- Commercial driveway** Any passageway designed or intended for vehicular travel between the street and any point outside the street right-of-way, that leads to any public or private area outside the street which is designed or intended to park –
- any commercial vehicle, or
 - more than 3 passenger vehicles, or
 - other than a single-family dwelling.
- Residential driveway** Any passageway designed or intended for vehicular travel between the street and any point outside the street right-of-way, that leads to any public or private area designed or intended to park no more than 3 passenger vehicle. However, driveways to gasoline service stations are considered commercial driveways.

(c) Driveway Permit⁴

(1) Applicability

Before constructing, relocating or altering structurally any driveway, a permit shall be obtained from the Department of Public Works if the work is not associated with a commercial building permit. However, no permit is required for the construction of any driveways installed as part of the paving or widening of any street in accordance with plans approved by the Department of Public Works. (City Code 1965, § 19-51(a), (f))

(2) Requirements

- a. The grantee of any driveway permit shall furnish all materials, labor and equipment necessary for the construction of the driveways authorized in the permit. The LCG shall not, as a policy, participate in the construction of any driveway, except as set forth in subsection (c)(2) below.

² This section combines the existing development standards (Chap. 26, Art. XIII, Div. 3, Chap. 26, 26-1093 to -1094), and zoning restrictions (App. C, Art. V, “Supplementary Regulations” (driveways). Definitions will move to Art. 8 unless it is detailed, not used elsewhere, and more efficiently embedded in the standard (e.g., abandoned driveways). Section 26-1020 is moved to the parking section (89-37). 26-1094 (access roads for trailer parks) is moved to Art. 5, if these standards are still needed. 26-1093 (access roads for business establishments) is included in street design (89-41).

³ The following definitions are moved to Art. 8 because they have general applicability: curb return and or curb radius, freeway and expressway, frontage, frontage road, and limited access or controlled access highway.

⁴ Application requirements and fees (deposit) will be moved to Art. 10.

- b. The permit is subject to approval as to location, design and driveway materials, as well as pipe size and grade, by the Administrator.
- c. All materials shall meet the specifications of the LCG and shall be subject to approval of the Department of Public Works.

(City Code 1965, § 19-52)

(3) Indemnification

The grantee of any driveway permit shall hold harmless the LCG and its agents and employees against any action for personal injury or property damage sustained by reasons of the exercise of the permit. (City Code 1965, § 19-57)

(d) Design and Construction Standards

(1) Number of driveways

- a. Unless the speed limit on the adjacent roadway(s) is 30 mph or less and the lots are in a residential subdivision, driveways must be spaced as indicated in the table below. Residential drives are permitted one per lot. Full access driveways may require modification (not allowing all movements) based on but not limited to sight distance, crash history, and the need for sufficient gaps.

	Posted speed limit (miles per hour)							
	25	30	35	40	45	50	55	60
Minimum distance between existing and/or proposed driveways (feet)	165	220	275	340	410	485	565	655

- b. Joint access and cross access easements/servitudes are required where needed to avoid a reduction in the level of service (LOS) of adjacent streets, and to obtain the driveway spacing above.
- c. For purposes of subsection (b) above, the level of service (LOS) means the volume to capacity ratio of traffic expected to occur on adjoining streets when the project begins construction. The Department of Public Works or the Planning Commission may require a traffic impact analysis to determine –
 - o the expected volume and direction of traffic volumes from the project and from surrounding development, and
 - o the capacity of existing street capacity, and street capacity resulting from funded improvements at the time of development, and offsetting mitigation resulting from internal capture of trips, pedestrian and bicycle improvements, and public transit.

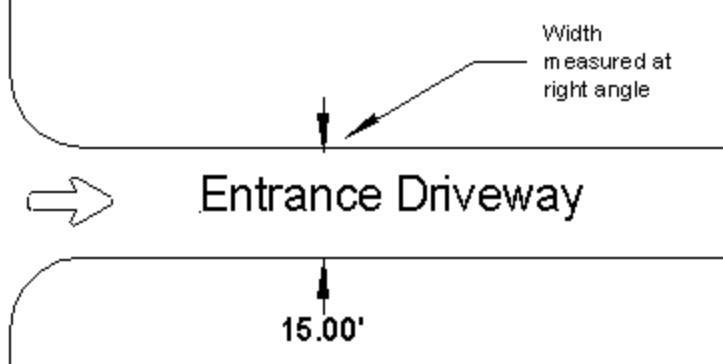
(2) Residential Driveways

- a. Residential driveways and/or parking pads shall be located no closer than 3 feet to any adjacent property lines and shall not conflict with line of sight regulations (§ 89-42). If the driveway or parking pad is designed and constructed to slope away from the adjoining side and/or rear property line, it may be constructed adjacent to the side and/or rear property line.
- b. Circular driveways/parking pads having both points of access on the same street are permitted if any existing or required sidewalk is routed around the driveway/parking pad. If the driveways are so close to the front sill of the house that the owner does not desire the sidewalk to be located

around the driveway, the sidewalk may maintain a straight path, parallel to the street, if there is a green space between the sidewalk and driveway that is at least 4 feet wide for at least 10 feet of its length.⁵

(3) Width

- a. The width of entrance and/or exit driveways is measured at right angles to the driveway.

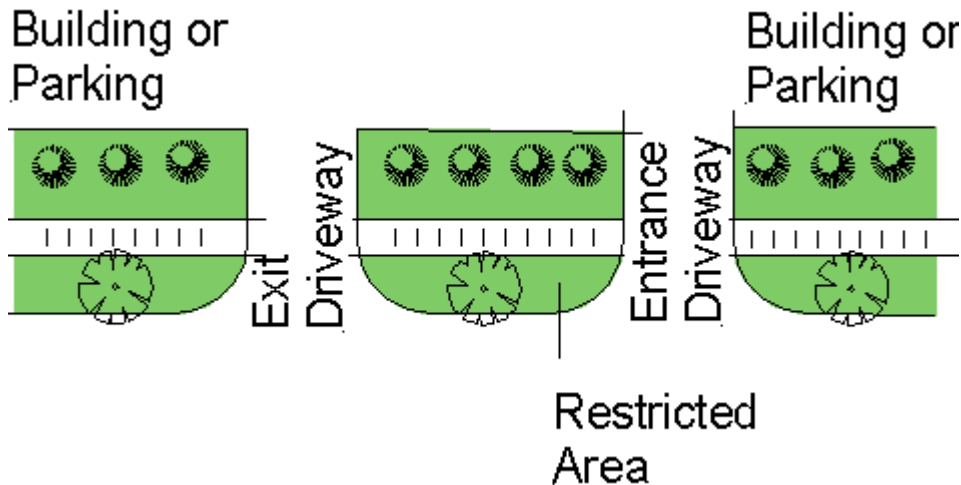


- b. Minimum and maximum driveway width is as follows:

	Minimum Width <i>(feet)</i>	Maximum Width <i>(feet)</i>
Residential Driveways	12	30
Commercial Driveways	15	35

- c. The area between driveways and on either side of the driveway shall remain unimproved for vehicular travel or parking. This area shall be considered as restricted and may be filled only with sidewalks, landscaping, or stormwater facilities (as provided in subsection (4), below).

(City Code 1965, § 19-53(b))



- d. The area between and on the side of entrances and exits defined in subsection (3) as restricted areas may be filled in or paved only when surface drainage is provided so that all surface water of the filled-in areas are carried away from the street roadbed in a suitable manner, and the area

⁵ Need illustrations from the existing ordinance (Zoning Ordinance, Art. 5, Illustrations A-4 and A-5).

does not interfere with any required landscaping or open space. The drainage opening beneath the filled-in area shall be adequate to carry the storm water, and the size of the opening and other design features shall be approved by the Department of Public Works.

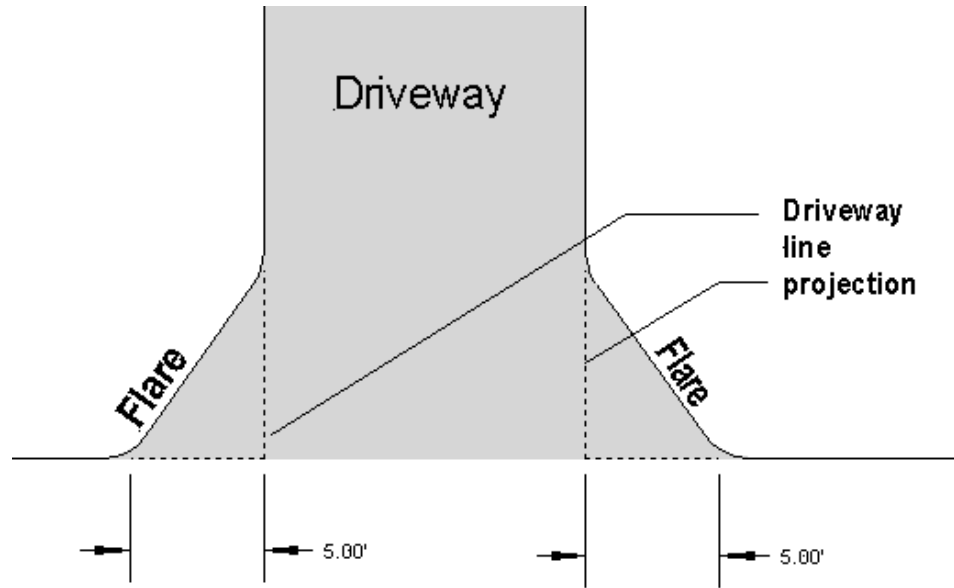
(City Code 1965, § 19-53(k))

(4) Radius or Flare

- a. Radius: Minimum and maximum radii are as follows:

	Minimum Width <i>(feet)</i>	Maximum Width <i>(feet)</i>
Residential Driveways	5	20
Commercial Driveways	same as the fronting street (see § 89-42)	

- b. Flare:
Residential driveways may be constructed with a flare rather than a radius. The flare shall at least 5 feet wider than the projection of the driveway lines.



(City Code 1965, § 19-53(e))

(5) Separation from Street Intersections

- a. When measured along the curbline or edge of the roadway, no driveway shall be located nearer than 30 feet to the projection of any intersecting street right-of-way line. (City Code 1965, § 19-53(c))
- b. Commercial driveways must be right in right out when adjacent to public street turn lanes and shall be no closer than 150' from public street intersections.

(6) Angle of Intersection with Street. The angle formed by the intersection of the centerline of a two-way roadway and the centerline of a driveway shall be at least 60 degrees, except that an access driveway for frontage abutting a one-way street may have an angle of at least 45 degrees.

(City Code 1965, § 19-53(d))

(7) Sight Distance Along Street. Refer to the street design standards (§ 89-42). All entrance and exit driveways shall be so located that vehicles approaching or using them will be able to obtain adequate sight distance in both directions along the street in order to maneuver safely and without interfering with traffic.

- (8) **Encroachment on adjoining property or facilities.** No driveway shall encroach upon any adjoining property or city-parish facility. The relocation of city-parish facilities may be authorized, however, if the construction of a driveway as authorized in this section will encroach on the facility. In that case, the relocation shall be completed by and at the expense of the owner or lessee of the property. Any work done in the relocation shall comply with the specifications of LCG or the public utility having control of the facility to be relocated.

(City Code 1965, § 19-53(f))

- (9) **Separation of Motor Vehicle Service Structures From Right-Of-Way.** No service pump island, vendor stand or other structure designed or intended to be used to service motor vehicles shall be constructed closer than 20 feet to the street right-of-way. (City Code 1965, § 19-53(h))

- (10) **Drainage.** Drainage in gutters and side ditches shall not be altered or impeded, and the applicant for a permit under this division must provide, at his expense, suitable structures approved by Public Works. (City Code 1965, § 19-53(j))

(11) Curbing, Grades, Sidewalk and Driveway Materials

- a. Permanent provisions shall be made to separate the filled-in or paved non-drive area from the street and from the driveway, to prevent its use for entrance and/or exit or for parking, by the construction of a 6-inch vertical face concrete or asphalt curb.
- b. The grades of the driveway and sidewalk shall be mutually compatible to provide an uninterrupted sidewalk grade for safe pedestrian movement and in accordance with the Americans with Disabilities Act (ADA) and other applicable federal regulations.
- c. Maximum slope of a driveway within the right-of-way is 1:10.
- d. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street.

(City Code 1965, § 19-53(m))

- (12) **Driveways Requiring Motorists to Back Out Onto Street.** A driveway shall not be constructed so as to force a motorist to back out into the street as a means of egress, except from a single-family or two-family residence in accordance with the head-in/back-out parking requirements in § 89-37. Single and two-family residences shall have area within the property to turn around so a vehicle may pull out onto Thoroughfare Plan streets collector or higher. (City Code 1965, § 19-53(n))

(e) Administration

(1) Inspections

Public Works may inspect driveways at or after the time of construction and require any changes needed to make the construction conform to applicable requirements. This applies even if the driveway was constructed prior to its incorporation into the city limits or before the establishment of this section. (City Code 1965, § 19-51(h))

(2) Correction of violations and Assessment of Costs

- a. LCG may enter those areas declared to be in violation of this Section, after proper notification to the owner, and effect repairs of the area as needed to protect the public.
- b. The Administrator shall not undertake any work until the owner or occupant of the lot, business or use has had the opportunity to do the work within 30 days after proper notice is given. Notice must be given to the owner or occupant, or to the agent of the leased or occupied

premises. If the property is not leased or occupied, the Administrator must provide notice by advertisement in the City-Parish official journal for 2 consecutive days.

- c. The actual cost to the LCG in having the work performed, and any necessary, reasonable and required administrative charges, is declared to be a charge, cost or expense of the property, lot, place, structure, house, business or area where any repairs or maintenance are performed. Expenses shall be collected in the manner fixed by law for the collection of taxes, and are subject to the same penalties for delinquencies. The Administrator shall demand of the owner of the property the payment of such charges, costs or expenses, by written notice to the owner of the property. If the costs or expenses are not paid within 30 days after demand, the Administrator shall, after due notice as stated in this section, send an attached bill of the costs and expenses to the Director of the Administrative Services Department, who shall add the amount of the bill to the next tax bill of the owner. The Administrator shall have recorded, in the mortgage office of the parish, an attached bill showing the cost and expense of the work and the place or property on which the work was done, so as to establish for the LCG a lien and privilege securing the payment by the property owner of the charges, costs and expenses. (City Code 1965, § 19-51(i), (j), (l))

(3) Removal of Noncomplying Culverts or Drainage Grates

The LCG may remove any culvert or drainage grate, with its accompanying drop inlet or curb inlet, for noncompliance with standards set by the LCG, after giving a property owner 30 days written notice of the noncompliance. The cost and charges for these repairs are assessed in the same manner as outlined in subsection (d)(2)c. (City Code 1965, § 19-51(m))

(f) Maintenance

(1) Maintenance of sidewalks and bikeways passing through driveways

Where a sidewalk or bikeway passes through, traverses or intersects a driveway, commercial or residential, and becomes a part of the driveway, the maintenance and repair of that portion of the sidewalk or bikeway is the property owner's responsibility. (City Code 1965, § 19-51(k))

(2) Responsibility for maintenance

The entire maintenance of any driveway, whether it is located on private or public property, or both, is the property owner's responsibility. This does not apply where damages are caused by failure of subsurface structures or utility connections owned by the LCG or other utility. The maintenance responsibility includes the driving surface, the parking area and anything located within these areas, such as drainage grates, curb or drop inlets and sidewalks. (City Code 1965, § 19-51(g))

(g) Abandoned Driveways

- (1)** This subsection applies to abandoned driveways. A driveway is "abandoned" if:

- a. the parking or land use is situated so that the driveway is not useable or not needed; or
- b. the buildings or other structures are remodeled or situated on the property so as to prevent a vehicle from parking completely on the property, or
- c. A driveway has not been approved by the Planning commission or Public Works.

- (2)** When a driveway is abandoned, Public Works may order the replacement of the curbing and/or sidewalk so as to effectively close the driveway.

- (3)** When any abandoned driveway is closed for the reasons set forth in subsection (1) above, Public Works shall notify the property owner in writing of the work to be done. Upon notification thereof, the property owner shall proceed to perform such work at his/her own cost.

[DRAFT: FOR DISCUSSION ONLY]

- (4) If, within 30 days after notification, work is not started on the installation of the curb and/or sidewalk as set forth in the notification, the work may be done by the LCG and all costs thereof assessed to the property owner. The cost and charges for these repairs are assessed in the same manner as outlined in subsection (d)(2)c.

89-27 Building Height & Design

(a) Height Measurement

- (1) Structure height is measured in number of stories.
- (2) A “story” is defined by the LCG’s adopted Building Code.

☞ *Note: the International Building Code defines a “story” as “that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see “Basement” and “Mezzanine”). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.*

- (3) An attic is not a story if at least 50% of the attic floor area has a clear height of less than 7½ feet; measured from the finished floor to the finished ceiling.
- (4) Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.

(b) Height Exceptions

The following accessory structures are not subject to the height limits in Article 2:

- Amateur communications tower;
- Cooling tower;
- Clerestory;
- Chimney and vent stack;
- Elevator penthouse or bulkhead;
- Flagpole;
- Mechanical equipment room;
- Ornamental cupola or dome;
- Parapet wall, limited to a height of four feet.
- Roof top deck;
- Skylights;
- Solar panels;
- Spire, belfry;
- Stairway access to roof;
- Tank designed to hold liquids;
- Visual screens surrounding roof mounted mechanical equipment; and
- Wind turbines and other integrated renewable energy systems.

(c) Building Design

- (1) **Applicability.** This section applies to zoning districts that establish a **maximum front setback**. If the district regulation in Article 2 contradicts a regulation established below, the district regulation applies.
- (2) **Orientation.** New buildings shall be oriented to the street by –
 - a. Placing at least one public entryway within the maximum setback every 100 feet, and
 - b. Placing dumpsters and loading areas in the required rear setback, or between the building and the rear property line.

- (3) **Articulation.** At least 60% of the front primary building façade for shall consist of window or door openings. This percentage may be reduced by 10% for each additional architectural feature that is added beyond the requirement stated in subsection (4) below, but to no less than 15%.

(4) **Architectural Features**

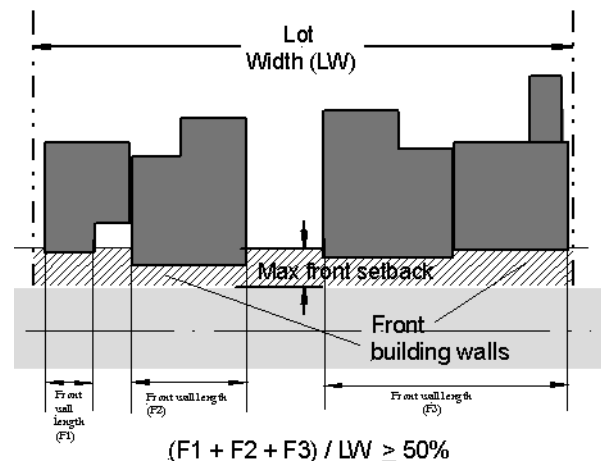
- a. Buildings shall include the following number of architectural features:

Building Size	Number of architectural features
Up to 50,000 square feet	1
50,000 square feet	4
100,000 square feet or 200 feet of continuous building plane	5

- b. The following are examples of the required types of design features:

- horizontal recesses, projections, or off-sets
- vertical reveals, projections or off-sets at least 1" wide and an average of every 30' of horizontal elevation
- porches
- breezeways
- courtyards
- awnings or canopies
- alcoves
- recessed entries
- ornamental cornices
- display or other ornamental windows
- peaked roof forms
- arches
- outdoor patios
- architectural details such as tile work or moldings integrated into the façade
- integrated planters or wing walls
- accent materials
- varied roof heights
- premium roofing materials such as tile or standing seam metal
- tower features
- similar design features approved as a condition of rezoning, conditional use permit approval, or certified by a registered architect

- (5) **Frontage Buildout.** Unless the zoning district regulations establish a different requirement, building walls shall occupy at least 50% of the lot width at the maximum front setback lines.



89-28 Easements (Servitudes)

☞ *Purpose: this section provides standards for the location, width, and maintenance of easements to ensure that public infrastructure is adequately maintained.*

(a) Applicability

- (1) Public utility easements are those easements established within a plat which are designed to accommodate publicly owned or controlled utility facilities necessary to provide various types of utility services to the individual properties within the plat boundaries.
- (2) Public utility easements may be used for, but not limited to, facilities necessary to provide water, electrical power, natural gas, drainage, storm sewer, traffic control, fiber, access, access management, telephone, telegraph and sanitary sewer services.

(b) Generally

- (1) Public Easements across lots or centered on rear or side lot lines shall be provided as necessary.
- (2) Public Easements shall have a total width of at least 10 feet, subject to Public Works and Utilities Department approval.
- (3) The location and width of private easements must be coordinated with any individual private utility companies involved.
- (4) Public easements located along the outer boundaries of a plat must contain the full width required for the easement unless the adjacent property is within a portion of a previously approved plat and under the same ownership as the property being platted or where additional easement is dedicated by separate instrument by the owner of the adjacent tract. In those cases, one-half (1/2) of the required easement width may be dedicated within the plat boundary by separate instrument or through notation on the plat certifying the ownership and dedication of the easement.
- (5) All existing easements which traverse or border any property planned for development under these regulations must be indicated on the subdivision plat and site plans submitted to the Planning and Zoning Commission for approval.
- (6) The LCG Public Works Department shall control the space allocation in street right-of-way and in public easements.
- (7) Dead-end public utility easements are not allowed, unless specifically agreed to by the utility that is the easement beneficiary.

(c) Drainage Servitudes

- (1) Where a subdivision is traversed by a water course, drainage way, channel, or stream, the applicant shall provide a drainage and access easement at least 20 feet in width on each side of the waterway and conforming substantially with the water course's lines and a drainage easement for the location of the water course. If the water course, drainage way, channel, or stream is identified on the Official Drainage Map, there shall be provided a drainage and access easement of at least 30 feet in width on each side and conforming substantially with the water course's lines and a drainage easement for the location of the water course. The easement shall include further width and/or construction where needed to accommodate drainage flows.

- (2) Storm sewers or open drainage ways must not be constructed within public utility easements unless specifically approved by the Department of Public Works and where additional easement width is provided to conform to the standards established above for drainage easements.
- (3) The drainage easement shall be a minimum of 20' and meet the requirements of the Department of Public Works. A drainage easement may be less than 20 feet if approved by the Department of Public Works.
- (4) No permanent building, overhangs, or obstructions shall be placed in the drainage easement, unless allowed by subsection (5).
- (5) Quasi-permanent structures may be constructed in the required easement, only if:
 - a. Location of the quasi-permanent structure is reviewed and approved by the Public Works.
 - b. Any damage incurred by the structure during maintenance or improvement of the coulee is the responsibility of the property owner, not LCG
- (6) The property owner may place fences, plantings, or temporary obstructions in the drainage easement if, upon request, the fences, plantings or temporary obstructions will be removed by the property owner. If the property owner fails to remove the obstructions, the appropriate authority using the drainage easement may remove them and –
 - a. Upon removal, the property owner is not entitled to damages and may not recover any cost of replacing the objects removed from the easement, and
 - b. On removal of any objects from the drainage easement, the property owner is obligated to permit the items removed to be placed on the property adjacent to the easement.
- (7) The property owner shall not permit drainage across the easement into the water course except by natural means. If drainage across the easement is requested, any drainage structure must be approved by the Department of Public Works or other authorized public drainage or flood control official.

(d) Private Easements / Fee Strips

- (1) This subsection applies only to the unincorporated areas of the Parish and City.
- (2) All private easements or fee strips created prior to the subdivision of any tract of land must be shown on any subdivision plat as provided in Article 10.
- (3) If the holder of an undefined easement does not define the easement involved, the subdivision plat must –
 - a. Provide accurate information as to the center line location of all existing pipelines, pole lines, or other utility facilities that conform with the easement holders rights, and
 - b. Building setback lines must be established 15 feet from and parallel with both sides of the center line of all utility facilities identified in subsection “a” above.
- (4) **Special Use Easements**
 - a. The establishment of special use utility easements may be provided on a subdivision plat when –

1. The easement accommodates a utility facility owned, operated and maintained by a unit of government and is restricted to either water mains, sanitary sewers, storm sewers or for drainage purposes; and
 2. The Public Works Department determines that these facilities cannot or should not be accommodated within a general purpose public utility easement or public street right-of-way.
- b. Easements proposed to be established for any private utility company or private organization providing utility services and restricted for their exclusive use may be shown on a subdivision plat.
 - c. The private utility facilities can be accommodated and placed within the general purpose public utility easements, public streets and alleys established within the plat boundary.
 - d. This subsection does not prevent the private utility companies or the subdivider from granting and establishing special or exclusive use easements by separate instruments if those arrangements are deemed necessary to properly serve the properties within the plat boundaries.

(e) Cross Access Easements

- (1) If the Administrator or approving agency finds that internal circulation between adjoining properties will avoid a reduction in the level of service (LOS) of adjacent streets, the applicant shall provide a cross access easement between the properties.
- (2) For purposes of subsection (a) above, a “cross access easement” includes –
 - a. Public access easement / servitude (joint use) for vehicle / pedestrian access from the public roadway to two or more properties, or
 - b. Public access easement / servitude (cross access) for vehicle / pedestrian access across multiple properties generally parallel to a public roadway.

89-29 Covenants & Restrictions

(a) Applicability

This section applies to any subdivision plat.

(b) Requirements

- (1) The subdivider or his representatives shall inform the Planning and Zoning Commission regarding the type of development permitted in the subdivision and discuss with the Commission the minimum restrictions to be placed upon the property that will control the type of structures and the use of the lots.
- (2) If required, deed restrictions or covenants shall be submitted to provide for public protection and maintenance of the development. However, those deed restrictions or covenants shall not contain reversionary clauses where any lot shall return to the subdivider because of a violation of the terms of the restrictions or covenants.
- (3) LCG does not enforce the private provisions within a covenants or deed restrictions.

89-30 Fences

(a) Applicability

This section applies only to the City of Lafayette and unincorporated Lafayette Parish.

(b) Location

- (1) Fences may be erected along the boundaries of a lot or required setback, unless a specific restriction is provided in another part of this Chapter, see Section 89-42 Street Design, subsection c Line of Sight. Additional fences may be erected within required setbacks.
- (2) No fence foundation may conflict with public infrastructure – i.e. waterline, sewer line or force main, drainage facility, etc. Any damage to the public infrastructure shall be repaired and paid for by the fence owner. If, within 30 days after notification of damage, work is not started on the repairs as set forth in the notification, the work may be done by the LCG and all costs thereof assessed to the property owner. The cost and charges for these repairs are assessed in the same manner as outlined in subsection (d)(2)c.
- (3) Fences may not block the function and flow of the public storm water system.

(c) Screening and Privacy Barriers

See § 89-34.

89-31 Flood Damage Protection

↔ Refer to § ____.

89-32 Historic Preservation

(a) Applicability

This section applies only in the City of Lafayette.

(b) Status of Existing Historic Properties

- (1) After any amendment to this Section, owners of historic properties previously designated under this Section may have their historic property designation rescinded in accordance with the rescission procedures established in this Section.
- (2) This applies even if the rescission provisions are later amended or deleted from this Section.
- (3) Owners of historic property designated under this Section shall may rescind or demolish their properties as provided in this Section.

(City Code 1965, § 14P-5)

(c) Annual Review of Historic Properties

- (1) An annual review of all designated historic properties shall be held by the Preservation Commission to ensure the continued compliance with the criteria for historic property designation. Any designated historic property which fails to maintain the criteria for historic property designation may have its historic property designation revoked in accordance with the notification and hearing procedures established in section 26-865(a) and (b). The question of revocation of a historic property designation may be placed on the agenda of a Preservation Commission meeting only by a commission member or the commission staff.
- (2) In its annual review of historic properties, the Preservation Commission shall be guided by the following general standards:
 - a. The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided whenever possible.
 - b. Alterations to a building, structure or site and its environment that have no historical basis and seek to create an earlier or inaccurate appearance shall be strongly discouraged.
 - c. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.
 - d. Deteriorated architectural features should be repaired, rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - e. Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Wherever possible, new additions or alterations to structures should be done in such a manner that, if such additions or alterations

were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(City Code 1965, § 142-8)

(d) Criteria for Designation

- (1) The Preservation Commission shall review and identify potential landmarks and adopt procedures to consider them for designation as historic properties as specified in this Section.
- (2) The factors to be considered by the Preservation Commission in determining whether a particular property should be designated as a historic property include, but are not limited to, the following:
 - a. Its location is the site of a significant historic event;
 - b. It is identified with persons who significantly contributed to the history, culture or development of the city, the state or the United States;
 - c. It exemplifies the cultural, economic, social or aesthetic heritage of the city;
 - d. It embodies distinguishing characteristics of an architectural type or style or represents the work of an architect or master builder on a local level whose individual work is a fine example of a period, a type, a method of construction or the use of a native material;
 - e. It occupies a unique location or possesses a singular physical characteristic that makes it an established or familiar visual feature in the Lafayette community; or
 - f. It is part of a group of related properties in an area which attains significance by being part of or related to a square, park or other distinctive area which exemplifies a historical period, cultural connection or an architectural motif unique to the development of the city.
- (3) Any structure, property, site, object or area that meets one or more of the criteria in subsection (2) above shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.
- (4) Generally, a property must be a minimum of 50 years old to be considered for nomination for historic property designation. However, properties achieving particular significance in the community within the past 50 years will be considered for nomination at the discretion of the Preservation Commission.
- (5) The Preservation Commission shall not consider interior arrangement or the use of a designated historic property.
- (6) All properties in the City listed on the National Register of Historic Places shall be considered for historic property designation.

(City Code 1965, § 142-6)

(e) Nomination Procedures

- (1) **Initiation.** The Preservation Commission shall consider for historic property designation any property nominated by motion of any commission member or by the owner of record of the proposed property.
- (2) **Consent.** No property or portion thereof shall be designated as a historic property without the express written consent of the property owner.

(3) Notice

The Preservation Commission shall provide notice of a proposed designation as follows –

- a. The notice shall describe the property proposed, state the property's significance, and announce a public hearing by the Preservation Commission to consider the designation.
- b. Type of notice –

Recipient	How Provided	When Provided
Record owner of record of the property proposed for designation	Certified or registered mail	20 days prior to the public hearing
Agencies of LCG that request notice of the proceedings	Regular mail	7 days prior to the public hearing
Any other parties requesting to be informed by the Preservation Commission of the proceedings		
General public	Publication in LCG official journal Posting in the place where the Preservation Commission regularly meets	7 days prior to the public hearing

- (4) The Preservation Commission may solicit expert testimony regarding the historic and architectural importance of the building, structure, site, monument, area or other landmark under consideration for designation.
- (5) The Preservation Commission may present testimony or documentary evidence of its own to establish a record regarding the historic and architectural importance of the proposed historic property.
- (6) The Preservation Commission shall send to the owners of the property proposed for designation a list of the experts solicited to testify regarding the proposed designation, a brief statement of the matters upon which the experts are expected to testify, and copies of all documentary evidence to be introduced by the Preservation Commission. The list and statement shall be sent to the owners of the property proposed for designation at least 15 days prior to the date of the public hearing on the designation. The Preservation Commission may solicit new or additional expert testimony or acquire new or additional documentary evidence within the 15-day time period specified in this subsection upon reasonable notice to the owners of the property proposed for designation. Additional testimony or evidence may be presented at any public hearing of the Preservation Commission.
- (7) The Preservation Commission shall afford the owner of the proposed property reasonable opportunity to present testimony or documentary evidence regarding the historic and architectural importance of the proposed historic property.
- (8) Any interested party may present testimony or documentary evidence regarding the proposed historic property designation at the public hearing.
- (9) Prior to the final decision regarding the proposed designation, the owner of the property shall present to the Preservation Commission a written statement declaring either support or opposition to the proposed designation.

(f) Designation Procedures

- (1) Within 45 days after a public hearing, the Preservation Commission shall render its final decision regarding the proposed designation and shall give written notice of its decision to the owner of the property proposed for designation, setting forth the reasons therefor.

- (2) An official map identifying all historical sites and areas designated under this Section may be maintained and periodically amended to reflect locations of such historic property.
- (3) The LCG may provide historic property signs to all owners of such designated properties. Those signs shall be removed and returned to LCG upon termination of historic property status for any reason or cause whatsoever.

(g) Rescission

- (1) Requests for rescission of historic property designation shall be submitted by the property owner, in writing, to the office of the Preservation Commission.
- (2) No historic property designation shall be rescinded until a public hearing is held by the Preservation Commission and the LCG Council as provided in this subsection.
- (3) The Preservation Commission shall hold a public hearing on the request for rescission of historic property designation within 45 days of receipt of the request for such rescission as provided in subsection (1) above.
- (4) After the public hearing of the Preservation Commission, the LCG Council shall hold a public hearing on the request for rescission of historic property designation. This shall be held within 45 days after the Preservation Commission's public hearing.
- (5) If the LCG Council approves the request for rescission of the historic property designation, the designation is immediately rescinded. If the city-parish consolidated council does not approve the request for rescission, the rescission occurs automatically after 60 days from the date of the LCG Council's public hearing.
- (6) In all cases, rescission of historic property designation occur automatically after 150 days from receipt by the office of the Preservation Commission of a request for rescission.

(City Code 1965, § 142-7)

(h) Demolition Permit

(1) Applicability

No owner, agent, lessee or other person acting for or in conjunction with any such person shall demolish a historic property without a valid permit issued under the provisions of this subdivision.

(City Code 1965, § 142-12(b))

(2) Procedure for Issuance

- a. Applications for demolition permits for designated historic properties shall be submitted in writing to the department.
- b. Permits for the demolition of a historic property shall not be issued until a public hearing is held by the Preservation Commission and the LCG Council on the proposed demolition. In the case of disapproval by the LCG Council of a request for a demolition permit, the permit shall not be issued until the time period established by subsection e of this section expires.
- c. The Preservation Commission shall hold a public hearing on the application for a permit for the demolition of a historic property within 45 days of receipt of the application for the permit.
- d. After the public hearing of the Preservation Commission, the LCG Council shall hold a public hearing on the application. The hearing shall be held within 45 days after the public hearing of the Preservation Commission.

- e. If the LCG Council approves the request for the demolition permit after a public hearing, the permit shall be issued without further delay. If the LCG Council does not approve the request for the demolition permit, the permit shall be issued after 60 days from the date of the LCG Council public hearing.
- f. In all cases, permits for the demolition of a historic property shall be issued upon the expiration of 150 days after receipt by the Department of an application for a demolition permit.

(City Code 1965, § 142-9)

(3) Standards for Issuance

In considering applications for demolition permits for historic properties, the Preservation Commission and the LCG Council will consider the following general standards:

- a. Whether the historic property for which application is made continues to maintain sufficient criteria for historic property designation.
- b. Whether the applicant has explored preservation options and whether those options exist, including but not limited to:
 - 1. Sale of the property or parts thereof to a person interested in preserving the historical significance of the property.
 - 2. Relocation of the historically significant portion of the property to another site.
 - 3. Incorporation of the historically significant portion of the property into any proposed new designs, uses or development of the property.
 - 4. The granting or dedication of a facade easement.
- c. Whether maintenance, restoration and/or preservation of the property is economically feasible in its present condition.
- d. Whether measures less drastic than demolition would allow a reasonable return on the owner's investment in the property.
- e. Whether the historic property is one of the last remaining examples of its kind in the neighborhood, city, parish, region, state or country.
- f. Whether there are definite plans for reuse of the property if the demolition is carried out, and what effect those plans will have on the architectural, cultural, historical, archeological, social, aesthetic or environmental character of the surrounding area, as well as the economic impact of the new development.

(City Code 1965, § 142-10)

(4) Hardship Variances

Where, by reason of topographical conditions or irregularly shaped lots, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this Section would result in serious undue hardship particularly affecting the applicant, the Preservation Commission may vary or modify any requirement of this Section.

(City Code 1965, § 142-11)

(i) Subdivision Plats

In considering an application for subdivision plat approval, the Planning and Zoning Commission shall consider its impact on any site or structure listed on a national, state, or local register of historic places. All sites or structures on the property to be subdivided shall be identified and preserved to the greatest degree possible.

89-33 Improvement Guarantees

(a) Applicability

In each new subdivision, the subdivider and the Planning and Zoning Commission shall agree on the type, location, and extent of necessary public improvements depending on the characteristics of the proposed development and its relationship to surrounding areas, and according to the standards and criteria as outlined in this Chapter.

(b) General Requirements

- (1) The following improvements are minimum general requirements. These shall be constructed at the subdivider's expense and stipulated in the subdivision improvements agreement (see Article 10) in a manner approved by the Planning and Zoning Commission as part of the plat approval.⁶

- a. Roads, grading, base and surfacing.
- b. Curbs and gutters, if required.
- c. Sidewalks, if required.
- d. Sanitary sewer, laterals and mains, if required.
- e. Storm sewers or storm drainage system, as required.
- f. Water distribution system, if required.
- g. Fire hydrants, if required.
- h. Street lighting, if required.
- i. Permanent reference monuments and monument boxes.
- j. Other facilities as may be specified or required in this Chapter, by the Planning and Zoning Commission.

(c) Completion of Improvements

Before the final plat is approved for recording, all applicants shall:

- (1) Complete all improvements, in accordance with the Action Letter and approved construction plans and to the satisfaction of the LCG Department of Public Works, Lafayette Utilities System.
- (2) Dedicate the improvements to the LCG free and clear of all liens and encumbrances on the property (except existing easements).

⁶ Underground utility requirements are moved to 89-44.

- (3) Or apply for a Subdivision Improvements Agreement as described below.

(d) Improvements Agreement and Guarantee

- (1) LCG, in its discretion, may waive the requirement that the applicant complete and offer for dedication all public improvements prior to approval of the final subdivision plat. No final plat shall be recorded until the subdivider submits and the LCG approves the following:
- a. A subdivision improvements agreement that—
 - 1. Set forth the cost, plan, method, and parties involved, and
 - 2. Guarantee to construct any required public improvements shown in the final plat documents, and
 - 3. Include collateral sufficient to complete the improvements in accordance with the plat's design and time specifications.
 - b. Sufficient collateral in amount stipulated in the subdivision improvements agreement.
 - 1. The collateral shall accompany the final plat submission to insure completion of the improvements according to design and time specifications.
 - 2. The collateral shall be in the form of a corporate surety bond, letter of credit accompanied by a draft drawn on a bank, certified check or other legal assurances the Planning and Zoning Commission deems appropriate.
 - 3. If the improvements are not constructed in accordance with all of the required specifications deemed by the Administrator, the LCG shall notify the subdividers of noncompliance and discuss with them the reasons for noncompliance. The Department of Public Works and/or Lafayette Utilities System shall establish proposed schedules to correct the noncompliance. The Administrator may annul the funds as may be necessary to construct the improvements if the subdivider will not construct any or all of the improvements in accordance with all of the specifications.
 - c. If a subdivider does not provide suitable collateral to ensure completion of the required improvements, no final plat shall be approved for recording until the improvements are constructed and approved by LCG. However, LCG will supply the subdivider with a letter guaranteeing final plat approval when improvements are constructed to LCG specifications.

(e) Time Schedule and Release of Improvements Guarantee

- (1) LCG must specify the period within which required improvements must be completed in the resolution approving the final subdivision plat. The time period shall be incorporated in the bond, and shall not exceed 2 years from date the final plat is certified for recording.
- (2) LCG may, upon proof of difficulty, recommend extensions of the completion date set forth in the bond for a maximum period of 1 year.
- (3) From time to time as the required improvements in a subdivision are completed, the subdivider shall apply in writing to the respective department for a partial or full release of the collateral.⁷

⁷ Why would this not apply to streets and roads?

- a. Upon receipt of the written application, the Department of Public Works and/or Lafayette Utilities System shall inspect the improvements which have been completed.
 - b. If it is determined from the inspection that the improvements comply with the final plat and the requirements of these regulations, a portion of the collateral shall be released. However, LCG shall retain collateral sufficient to cover the cost of the uncompleted improvements.
- (4) The Department of Public Works and Lafayette Utilities System Engineering may monitor and inspect progress toward the completion of improvements at any time during the construction period. If the LCG deems that satisfactory progress has not been made, it may draw upon collateral to collect payments. This may be done after advance notification to the subdivider.⁸

⁸ Acceptance of improvements and appeals are omitted here because they are addressed in Article 4 (Procedures).

89-34 Landscaping, Buffers & Screening

▮ *Purpose and intent:* This Section promotes the health, safety, and welfare, facilitates the creation of an attractive and harmonious community, conserve property values, conserves natural resources, and encourages the appropriate use of the land. These landscape requirements establish standards consistent with Louisiana Horticulture Law Rules and Regulations, to protect natural plant communities, provide post-construction landscaping within the City-Parish of Lafayette, and to educate the public as to the merits of preservation and conservation of natural vegetative habitat for the following nonexclusive purposes:

- **Preserve existing vegetation.** To preserve, conserve and protect, healthy existing natural vegetation, and encourage the incorporation of plant materials, especially native plants, plant communities and ecosystems into landscape design, where possible.
- **Human values.** To reduce noise and glare, break up monotony, and soften the harsher aspects of urban development, to educate citizens as to the advantages of preservation of trees and existing natural landscaping, to promote voluntary preservation of those features, avoid clear cutting, and promote landscaping with non-native plant materials in artificial settings.
- **Community design.** To improve the aesthetic appearance of industrial, commercial, and residential areas through landscape design, and allow flexibility to promote innovative, diverse and cost-conscious approaches to the design, installation and maintenance of landscaping.
- **Environmental quality.** To improve environmental quality by recognizing the beneficial effects of landscaping on the environment, encouraging forestation that replenishes the local stock of plant material suitable for growing in the City-Parish of Lafayette, encourage the preservation of existing trees, protect and increase the number of trees in the community, and facilitate compliance with state and federal environmental legislation such as the Clean Air Act.
- **Air and water quality management.** To conserve potable and non-potable water by preserving existing plant communities; to encourage the planting of natural or uncultivated areas; encouraging the use of site specific plant materials; providing for natural water recharge; preventing excess runoff; and facilitating compliance with state and federal water and air legislation such as Clean Air Act and the Clean Water Act.

(a) Applicability⁹

(1) Land Affected.

- a. This Section applies to all areas within the jurisdiction of the City of Lafayette and the unincorporated areas of Lafayette Parish, except as provided below.
- b. This section does not apply to –
 1. Single-family detached residences.
 2. Developments without a vehicular use area.
 3. The “D” (Downtown) district, or
 4. Lots fronting an “A” Street in an “MX” (Mixed Use Center) district.

(2) Activities Affected

- a. This section applies to new construction.

⁹ This section combines the existing zoning landscaping requirements (App. C, Art. IV, § 9) (which applies to the unincorporated areas) and the Parish Land Use Ordinance. It eliminates redundant provisions for the City and Parish, although the requirements apply differently in the Parish because it is not zoned. Exceptions to individual requirements are noted throughout. Definitions are moved to Art. 8.

- b. This section is applied at the time of application for a building permit or certificate of occupancy, whichever is appropriate. The requirements continue to apply after the building permit or certificate of occupancy is issued and the property is developed.
- c. A lot which did not meet the landscape requirement at the time of original adoption of this ordinance in April 5, 1993 or its replacement in August 28, 2001 that has a building on the effective date of this Section is exempt from this section unless there is a cumulative building expansion of the percentage indicated in the table below:

Table 89-34-1 Landscaping and Buffer Applicability to Building Expansion

Building Size	% Expansion
0 - 2,000 square feet	50%
2,001 - 5,000 square feet	35%
5,001 - 10,000 square feet	30%
10,001 square feet or larger	25%

(b) General Requirements

(1) Installation

- a. Unpaved areas not covered with mulch or planted with trees, shrubs, or ground cover shall be planted with turf grass to prevent soil erosion.
 - b. Encroachment barriers shall be provided wherever a vehicle is likely to protrude onto a landscape area, such as in front of a parking space.
 - c. Plant materials shall be placed in such a manner that the top of the root ball shall be even with the finished grade level of the soil, safety staked, girdle protected, with adequate mulching of the planting bed.
 - d. Planting areas shall be worked to break the hardpan formed during construction until the natural soil level is reached and/or amended to insure proper growth.
- (2)** Landscape areas may be provided in the form of islands within the interior parking area, landscape strips, peninsulas of landscape strips, or a combination thereof.
- (3)** Required landscape areas shall be protected by properly anchored curbing at least six inches high, using materials such as concrete, natural stone, railroad ties, or landscape timbers. This does not apply to the following approved low-impact stormwater management areas including bioretention, filter/buffer strips, swales, or infiltration trenches. Perimeter strip and landscape island measurements do not include curbing.
- (4)** Every part of a vehicular use area, with the exception of loading areas, shall be within 75 feet of the trunk of a tree, with no intervening structures, except as otherwise provided in this section.
- (5)** Landscaped areas shall not be in conflict with the site drainage plan.
- (6)** The removal of a required tree or installation of an impermeable surface within a required landscape area requires approval of the PZD.
- (7)** Required landscape areas shall not be encroached upon by:
- a. Accessory buildings

- b. Storage of equipment or goods
- c. Garbage or trash collections
- d. Vehicular use areas

(c) Frontage Landscape Strips¹⁰

(1) Street frontages

- a. A minimum ten-foot landscape strip is required along each frontage line. A “frontage line” is the property line abutting a public or private street right-of-way.
- b. This requirement does not apply to frontage lines along Lots in the “RM,” “MN,” “MX,” “CM,” “CH,” “IH,” “PI,” or “PD” districts where a building front (see § 89-270) is within 10 feet of a sidewalk.

- (2) **Multiple street frontages.** On lots with multiple frontages, the landscape strip shall be provided on all street frontages. However, landscaping within the sight triangle shall comply with § 89-42 (line of sight).

(d) Interior Landscaping

- (1) **Generally.** At least the following area of a lot or parcel that includes **vehicular use areas** shall include interior landscaping: This section does not apply to parking structures.

Table 89-34-2 Minimum Interior Landscaping

Area or Zoning District	Interior Landscaping Required (= vehicular use area (“VUA”) x percent specified below)	
	Lot size ≤ 1 acre	Lot size > 1 acre
“A” Agricultural	n/a	n/a
“RS” Single-Family Residential, residential uses	n/a	n/a
“RS” Single-Family Residential, non-residential uses	12%	18%
“RM” Mixed Residential	10%	20%
“MN” Neighborhood Mixed Use	10%	20%
“MX” Mixed-Use Center	n/a Class A Street Frontage 10% Class B Frontage	15% Class A Street 18% Class B Street Frontage
“D” Downtown	n/a	n/a
“CM” Commercial Mixed	12%	18%
“CH” Commercial Heavy	12%	20%
“IL” Industrial Light	12%	18%
“IH” Heavy Industrial	n/a	15%
“PD” Planned Development	12%	18%
“PI” Public / Institutional	10%	15%
Unincorporated Parish	12%	20%

¹⁰ The interior property line setback requirements and Parish Land Use Ordinance (PLUA) ordinances are replaced with the comprehensive buffer requirements, below. The existing 5’ buffer for the City is retained, but does not apply between similarly zoned property. The PLUA greenbelt requirement is replaced with the buffer standards. The PLUA “buffer” will be replaced with setbacks for more intensive uses in the Supplemental Use Regulations (Art. 5).

(2) **Interior Landscaping** may include any combination of the following:

- a. Interior landscape islands, or
- b. Low-impact stormwater management features, or
- c. Existing tree clusters contiguous to or within the vehicular use areas that have the same tree density as the minimum planting requirements below.

(3) Where interior landscape islands are provided, the following minimum standards apply:

- a. Every part of a vehicular use area shall be within 75 feet of the trunk of a tree, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of eighteen feet; or
- b. Every part of a vehicular use area shall be within 100 feet of the trunk of a tree, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of nine feet; or
- c. For trees of a minimum 18-inch diameter at breast height (DBH) or clusters of trees with a combined minimum DBH of 24 inches, every part of a vehicular use area shall be within 150 feet of the trunk of a tree, with no intervening structures. These islands shall be a minimum of 972 square feet with a minimum width of 27 feet.
- d. A combination of the above standards may be used to provide minimum requirements.

(e) Right-of-Way Landscaping

- (1) The Public Works Department shall regulate the types of trees that may be planted in the public right-of-way for any development. (78-296)
- (2) In addition, plantings in the public right-of-way at intersections shall be reviewed for compliance with the line of sight requirements (§ 89-42)

(f) Tree Preservation and Tree Credits

(1) **Credit for preserved trees**

- a. Existing healthy trees may be included in the minimum planting requirements and credited as per the following schedule:

DBH* of preserved tree(s)	Number of trees credited
9—19 inches	5
20—25 inches	6
26—29 inches	7
30—35 inches	8
36 inches or greater	9

* The DBH of a preserved tree is rounded to the nearest inch.

- b. Existing trees included on the Recommended Tree Lists may provide up to 50 percent of the minimum tree requirement. On a lot of one acre or less, Live Oaks and Southern Magnolias with DBHs of 18 inches or greater may provide 100 percent of the tree requirement. Existing trees

shall only be used as credit where adequate green area, as required herein, is provided to maintain the tree in a healthy condition.

- c. A tree proposed for use as a credit to satisfy minimum planting requirements must be shown on the site plan and approved as part of the underlying review process. Trees with life spans of 30 years or less are not considered for credit.
- d. The landscape area surrounding a preserved tree shall be located so that the trunk of the tree is as close to the center of the landscape area as possible. The applicant shall incorporate generally accepted preservation practices that insure exchange of water and oxygen to the root system.

(2) Protection of Preserved Trees During Construction. Existing tree(s) shall only be credited where the following management standards are met:

- a. During construction, the critical root zone of the tree(s) to be preserved shall be fenced and protected from compaction, trenching, harmful grade changes, or other injury.
- b. Pavement or building foundations shall not encroach into the critical root zone, unless specific preservation practices are followed to insure exchange of oxygen and water to the root system.
- c. Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may be located within the critical root zone only if specific preservation practices are followed to insure exchange of oxygen and water to the root system.

(g) Buffers¹¹

Table 89-34-3 Buffer Specifications

Buffer Yard Type	Minimum Width (in feet)	Trees		Shrubs			Fence (F), Berm (B) or Wall (W) ^g
		Class A	Class B	Large	Medium	Small	
A	10	2	2	-	-	16	-
	Option 10	2	2	-	8	-	-
B	15	2	2	8	12	-	F
	Option 15	2	2	6	8	6	F
C	15	2	4	9	8	-	F or W
	Option 15	2	3	10	10	-	F or W
D	25	2	4	9	8	-	F or W
	Option 25	2	3	10	10	-	B
E	30	2	4	14	4	4	F or W
	Option 30	2	3	12	8	4	B
F	40	2	4	9	5	-	B & W
	Option 40	1	4	6	8	8	B
N	20% reduction with minimum of 10 feet	Any combination of trees or shrubs is acceptable where: (1) the existing vegetation provides at least the number of planting units required by subsection h below, or (2) the existing vegetation provides complete visual screening from the adjoining property.					-

¹¹ Replaces 26-1134 through -1137 and the Conflict Matrix Charts with simpler and more contemporary buffer requirements. The “districts” in the unincorporated areas are eliminated.

Table 89-34-4 Required Buffers

<u>Development (unincorporated) or Zoning</u>	<u>Adjoining Development (unincorporated) or Zoning</u>							<u>Adjoining Street</u>		
	<u>AG / A</u>	<u>SF / RS</u>	<u>MF / RM</u>	<u>NB / MN</u>	<u>GB / CM, CH</u>	<u>ID / IL</u>	<u>IT / IH</u>	<u>Major Arterial</u>	<u>Minor Arterial</u>	<u>Collector</u>
<u>AG / A</u>	=	=	=	=	=	=	=	=	=	=
<u>SF / RS</u>	=	=	=	=	=	=	=	=	=	=
<u>MF / RM</u>	=	=	=	=	=	=	=	=	=	=
<u>NB / MN</u>	C	C	B	=	=	B	B	B	A	A
<u>GB, CV / CM, CH</u>	D	D	C	A	=	B	B	B	A	A
<u>ID / IL</u>	E	E	E	E	E	=	=	C	C	B
<u>IT / IH</u>	F	F	F	E	E	=	=	C	C	B

(1) Applicability

a. Generally

1. The buffer requirements in this section are based on the use (in the unincorporated Parish) or zoning (in the City) of adjacent property. Any change in use type in the unincorporated area of Lafayette Parish after the effective date of these regulations may cause the new use to become subject to this subsection.
2. This section does not apply to the “MX” or “D” zoning districts.

b. Buffer Areas

1. This subsection establishes the areas subject to buffer requirements.
2. In the City or zoned areas, the applicable zoning district is used to determine the buffer requirement.
3. The following use classifications are established to determine the buffer requirements in the unincorporated areas. Use categories are defined and determined in the Use Table (§ 89-23).

Table 89-34-5 Use Classifications for Buffer Requirements

Single-Family Residential Land Use (SF)	Land used for one or more detached single-family dwellings, including vacant land in recorded approved residential subdivisions, one accessory apartment on a lot, accessory buildings (e.g., detached garage), and bed and breakfast (with less than three guest rooms).
Multifamily Residential Land Use (MF)	Any use in the “Residential” use category other than SF.
Neighborhood Business Land Use (NB)	Any use in the “Commercial / Mixed Use” use category that – <ul style="list-style-type: none"> • Does not include more than 5,000 square feet of floor area, and • Does not include a drive-through facility (other than drug stores with a drive-thru for pharmaceutical products only; and • Does not include open outside storage of goods and/or supplies..
General Business Land Use (GB)	Any use in the “Commercial / Mixed Use” use category that does not fall within the NB category above..
Civic Land Use (CV)	Any use in the “Public/Civic/Institutional” use category.
Industrial Land Use (ID)	Any of the following uses in the “Industrial / Production” use category, and any use in the “Infrastructure” category except as classified in “IT” : <ul style="list-style-type: none"> • Contractor • Oil and gas company (drilling and

Article 3 Districts | 89-34 Landscaping, Buffers & Screening
[DRAFT: FOR DISCUSSION ONLY]

	<ul style="list-style-type: none"> • Data Processing, Hosting, and Related Services (including data centers) • Industrial Services • Media Production • Manufacturing, Light 	<ul style="list-style-type: none"> • exploration) • Research and development • Oil and mining support activities • Stone cutting • Warehousing, Storage & Distribution
Intense Land Use (IT)	Any of the following uses in the “Industrial / Production” or “Infrastructure” use categories: <ul style="list-style-type: none"> • Mining & quarrying • Manufacturing, General • Manufacturing, Intensive • Waste-related: 	
Agricultural Land Use (AG)	Land that is primarily agricultural in use and designated by the Lafayette Parish Tax Assessor as agricultural in use.	

(Ord. No. O-166-2012, § 2, 8-28-12)

c. In the unincorporated Parish, this subsection does not apply to:

1. Any detached single-family residence located on its own individual legal lot, that may include any accessory building;
2. Any apartment, condominium, or townhouse or other development of attached housing, consisting of 15 or less units;
3. The location or placement of no more than 4 mobile homes on one tract that otherwise meets applicable regulations in Article 5.

(Ord. No. O-166-2012, § 2, 8-28-12)

4. Any development which is to be an asphalt and/or concrete batching plant with a temporary location to service the construction of a road or highway project is exempt from this subsection at its temporary location but only for the duration of the construction project which it is servicing. After the completion of the construction project, should said asphalt and/or concrete batching plant remain at said location, it must then comply with all of the applicable terms and provisions of these regulations. Furthermore, this exemption shall apply only to the temporary location of the batching plant which is servicing the highway and/or road construction project and any other location owned or operated by the same owner or operator of the temporary asphalt and/or concrete batching plant will be subject to all applicable terms and conditions of these regulations. (Ord. No. O-166-2012, § 2, 8-28-12)

(2) Buffer Types and Specifications

There are 7 types of buffer yards. Table 89-34-3 (Buffer Specifications) shows the minimum width and number of trees and/or plants required for each 100 linear feet for each buffer yard. Each buffer yard type provides several plant material options. The Applicant may either plant new trees or plants, or preserve existing trees or plants, within the required buffer which meet the requirements of this subsection.

- a. Canopy Trees required for Buffer Yard Types D, E, and F shall be Class A trees (see Art. 8). Where existing or proposed overhead electric lines conflict with tree canopies, understory trees may substitute for canopy trees.
- b. An understory tree is a small to medium deciduous tree, with a mature height of 15 to 25 feet.
- c. At least 50% of the shrubs for Buffer Yard Types D, E and F shall be evergreen.

- d. A fence or wall a minimum height of six (6) foot high and two (2) one-half ($\frac{1}{2}$) inches thick is required where the land use abuts a residential district. The fence, wall or berm is required in addition to the trees and shrubs required by Table 89-34-3 (Buffer Specifications). The fence, wall or berm shall be located inside the required buffer, but may be located on the property line or interior to the buffer.
- e. **Natural area with native vegetation** may be used to meet any of the above buffer yards requirements if the criteria of Table 89-34-3 (Buffer Specifications) are met.
 - 1. The required buffer yard width is reduced by 20% but the minimum width is at least 10 feet.

Table 89-34-6 Planting Units Defined

Plant Type	Planting Units
Canopy Tree	1
Understory	0.5
Large Shrubs	0.25
Medium Shrubs	0.1
Small Shrubs	0.05

- 2. The number of planting units (PUs) for purposes of applying a type "N" buffer, above, is calculated based on the following ratios:

Table 89-34-7 Planting Units Required by Buffer

Buffer Type	Planting Units
A	2
B	5
C	11
D	11
E	12

- 3. Each buffer type "A" through "F," above, is assigned the following number of PUs to determine whether a type "N" buffer may be substituted:

- f. Buffers may be placed inside a required setback.
- g. Buffers may include pedestrian pathways or sidewalks.

(3) Type of Buffer Required

- a. Table 89-34-4 (Required Buffers) shows when a buffer is required to buffer an adjoining zoning district or buffer area. Uses in the "adjoining zoning district" are not required to provide the buffer. The applicant shall install the type of buffer as indicated in the table.
- b. In order to encourage the preservation of natural vegetation, the applicant may substitute a type "N" buffer consistent with Table 89-34-3 (Buffer Specifications) for any category of required buffer.
- c. The property owner shall install a continuous fence between a parking lot and any "RS" and "RM" zoning district. The fence shall be between 5 and 7 feet in height and constructed of permanent, durable material. Fences are not required along the property line or within a buffer bordering a street.

(4) Interior property lines. A minimum 5-foot landscape strip is required along property lines without street frontage. This does not apply:

- a. Where the adjoining property is not zoned and in commercial use, or zoned commercially and actually in commercial use, and

- b. Parking facilities and/or vehicular use areas are used jointly and no landscape strip exists on either property, and
 - 1. The parking or vehicular use areas were lawfully established before the effective date of this Section, or
 - 2. The parking or vehicular use areas are subject to a cross-access easement..
- c. Access ways are allowed within landscape strips. Parking spaces are not allowed within landscape strips.

(5) Residential Subdivisions.

- a. This subsection applies when a residential subdivision abuts an existing or proposed commercial or industrial use (including parking lots), a major thoroughfare, or any other unlike use, (i.e., a hazardous site).
- b. The subdivider shall construct a solid sight proof fence, barrier or vegetative screen that provides a visual barrier at least 6 feet in height along the property line between the subdivision and the abutting use.

(h) Tree Planting and Maintenance Standards

(1) Minimum Spacing requirement

- a. At least 1 Class A or 2 Class B trees shall be provided per 50 linear feet of landscape strip, unless proximity to existing utility lines prohibits that placement.
- b. Where street frontage strips are wider than 15 feet and/or interior strips are wider than 10 feet, the distances from trees to vehicular use areas may be a maximum of 100 feet.
- c. A minimum of 100 square feet for each Class A tree or 50 square feet for each Class B tree of non-paved area is required for each tree at the planting location.
- d. Trees need not be planted in straight lines, and Class B trees may be clustered to enhance visual effects. Minimum and maximum spacing of trees shall be:

Class A trees:

Minimum 30 feet (Live Oaks 45 feet)
Maximum 50 feet

Class B trees:

Minimum Appropriate to species
Maximum 50 feet for single trees
75 feet for clusters of three or more trees

- e. Minimum distances measured horizontally from trees to overhead utility lines shall be:

Class A trees: 30 feet
Class B trees: 5 feet

- f. The location and species of trees proposed for location in utility easements shall be approved by LUS before installation.

(2) Tree and Shrub Specifications

- a. All trees and shrubs shall be of good quality and free of girdling roots, disease, and insects.
- b. **Tree specifications**
 - 1. Class A trees shall be a minimum 2-inch caliper with a minimum height of 10 feet;
 - 2. Class B trees shall be a minimum 1.5-inch caliper with a minimum height of 8 feet; for multi-trunk species, each trunk shall have minimum caliper of 1.5 inches.
 - 3. In landscape islands, only Class A trees are credited.
- c. **Shrub specifications -**
 - 1. A large shrub is no more than 25 feet in height at maturity and may be either deciduous or evergreen.
 - 2. A medium shrub is between 5 and 10 feet in height at maturity and may be deciduous or evergreen.
 - 3. A small shrub is no more than 5 feet in height at maturity and may be either deciduous or evergreen.
- d. **Article 10** includes lists of approved tree and shrub species. The applicant shall select planting materials that correspond with the approved species list. The Administrator may approve a landscape plan with species not shown on the approved species list if:
 - 1. The species are comparable in appearance and durability to the approved species, and
 - 2. Are normally grown in southern Louisiana, or are adaptable to the climate and growing conditions of southern Louisiana and are not invasive.
- e. Landscape materials shall be installed in accordance with landscape and arboricultural specifications as defined in this Section.
- f. Plant material shall be true to name, variety and size, and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition.

- (3) Maintenance.** Landscape material which is preserved or installed as part of the minimum landscape requirements of this Section shall be maintained in perpetuity, or until a new landscape plan is approved and implemented. If any such landscape material is removed, the landowner shall replace it with material necessary to return the site to compliance. If a preserved tree is removed, the property owner shall install new trees equaling the number of trees for which credit was given.

(i) Alternative Compliance

☞ *Intent. The landscape requirements are intended to encourage development which is economically viable and environmentally sensitive. The standards are not intended to be so specific as to inhibit creative development. Project conditions associated with individual sites may justify approval of alternative methods of compliance. Conditions may arise where normal compliance is impractical or impossible, or where maximum achievement of the purpose and intent of this ordinance can only be obtained through alternative compliance.*

- (1) Request for alternative compliance review.** Requests for alternative compliance may be granted for any permit application to which the landscape requirements apply, when one or more of the following conditions are met:

- a. Improved environmental quality would result from alternative compliance.
- b. Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.
- c. Spatial limitations, unusually shaped pieces of land, unusual servitude requirements, or prevailing practices in the surrounding neighborhood may justify alternative compliance.
- d. Public safety considerations make alternative compliance appropriate.
- e. Public improvement projects make alternative compliance appropriate.
- f. The site is part of a development for which a master plan has been submitted which makes adequate provision for landscaping.

(2) Written and graphic documentation. Requests for alternative compliance shall be accompanied by written explanation and landscape plan drawings to allow staff evaluation and decision. Depending on the size of the site, at the discretion of the department, documentation shall be prepared and stamped by a State of Louisiana Registered Landscape Architect.

(3) Criteria for approval

- a. The use of existing trees, which as a result of prior growing conditions have reached mature heights with little canopy, in lieu of planting new trees, are discouraged unless such trees are grouped in a setting which to some degree replicates a natural forest setting.
- b. Aesthetics, innovation, and creativity are encouraged.
- c. A significant anticipated mature canopy coverage of the vehicular use area of the site are encouraged.
- d. Landscape design which makes use of existing vegetation and topographical conditions are encouraged.
- e. Landscape design which provides a buffer between different uses of adjacent properties is encouraged.
- f. The use of various complementary species of trees and shrubbery is encouraged.
- g. Alternative compliance is not allowed as a way to provide less landscape material than is otherwise required.

89-35 Commercial Lighting

☞ *Purpose and intent. The intent and purpose of this Section is to protect and maintain the residential character of established neighborhoods and residential properties by establishing requirements regarding the artificial lighting provided for adjacent commercial developments.*

(a) Applicability

- (1) This section applies to
 - a. The City of Lafayette, and
 - b. New multifamily, commercial, and industrial construction in the unincorporated areas of Lafayette Parish.
- (2) This section applies to new construction. It does not apply to a change in use that involves no new construction.
- (3) This section is applied the time of application for a building permit or final certificate of occupancy
- (4) A lot which did not meet the lighting requirements at the time of the original adoption of this ordinance (June 24, 2003) is not required to comply with this section unless there is a cumulative building expansion of the percentage indicated in the table below:

Building Size	% Expansion
0 to 2,000 square feet	50
2,001 to 5,000 square feet	35
5,001 to 10,000 square feet	30
10,001 square feet or larger	25

- (5) This section does not apply to the following:
 - a. Single-family detached residences.
 - b. Developments without a vehicular use area.

(b) Lighting Standards

- (1) Lighting shall illuminate only those areas for which it is designed.
- (2) Lights shall not be taller than the structures they are serving.
- (3) Parking lot lighting poles shall not exceed 60 feet in height.
- (4) Developments shall shield lighting away from adjacent residential uses or zoning districts.
- (5) Low mounted lights, not to exceed 20 feet in height, shall be used for parking areas within 100 feet of residential uses or vacant property located in residential zoning districts.

89-36 Lots, Blocks & Setbacks

☞ *This section*

- *Provides general standards and guidance for new lots in subdivision plats, and*
- *Provides guidance for measuring lot size and other lot characteristics to administer the zoning and other regulations in this Chapter, and*
- *Accommodates various types of residential housing schemes without resorting to more specific and detailed standards strictly associated with a particular housing type or market label.*

(a) Applicability

This section applies to any lots, blocks or setbacks –

- (1) Prescribed in the zoning district regulations (Article 2), or
- (2) Required in the subdivision regulations or this Article within the City or unincorporated Parish.

(b) Generally

- (1) Lots, blocks, and setbacks shall comply with Article 2 and this section.
- (2) Buildings shall not encroach into utility easements, rights-of-way, or required minimum setbacks.

(c) Lots

- (1) **Measurement.** Lot area is the size of a lot measured within the lot lines and expressed in terms of acres or square feet.

- (2) **Design, Arrangement, and Layout.**

- a. A subdivision layout shall result in the creation of lots which are developable under this Chapter and any applicable codes and regulations.
- b. Lots shall have sufficient area to accommodate easements for all public and private utility services and facilities.
- c. The lot shall have direct access -
 1. From a public street, or
 2. Through an approved permanent access easement.
- d. Up to 20% of lots in a subdivision may be served by a rear private alley and front on a common open space.

- (3) **Lot shapes.**

- a. Lots should be designed, so far as possible, with side lot lines being at right angles or radial to any adjacent street right-of-way line.
- b. Side lot lines shall be at right angles to straight streets and radial to curved streets.

- (4) **Area**

- a. Lots in the City must comply with the applicable zoning district regulations (see Art. 2).

- b. In the unincorporated Parish, lots established in any subdivision plat that are not served by a public or off-site sanitary sewer system shall meet the requirements of the State Department of Health and Hospitals relative to sewerage disposal and potable water facilities. Lots with a public or off-site sanitary sewer system shall comply with the following:

	Use	
	Non-residential or Mixed Use	Residential
Area <i>(min.)</i>	5,000 sf	10,000 sf
Frontage <i>(min.)</i>	60 feet	20 feet

- c. Nonresidential lots created by platting in the unincorporated Parish that have an average depth of more than 300 feet from an adjacent public street right-of-way must be established and designated as reserves and subject to those provisions of these regulations pertaining to reserve tracts. (See subsection (11), below).
- d. When lots abut or adjoin a natural drainage way or open drainage facility, that require a drainage easement as provided for in this Chapter, permanent building improvements on those lots shall be set back at least 10 feet from the platted drainage easement.
- e. Lots that face or back on a designated major arterial must have a depth at least 10 feet deeper than the average depth of lots within the interior of the subdivision.

(5) Buildings

- a. Every building erected, reconstructed, converted, moved, or structurally altered shall be located on a lot of record.
- b. Only 1 principal building is allowed on one lot in the “AG” or “RS” zoning districts, or unless otherwise provided for in Article 5.
- c. In the unincorporated Parish, no more than 2 dwelling units are permitted on a lot, except as provided for Manufactured Homes in Article 5.

(6) Corner lots

- a. Corner lots are subject to the line of sight requirements of § 89-42.
- b. A corner lot has a front lot line on each street and no rear setback.
- c. In the unincorporated Parish, buildings on a corner lot shall be set back at least 10 feet from the front lot line.
- d. If the line of sight requirements exceed the minimum front setback in the applicable zoning district or subsection “c” above, the line of sight requirements apply.
- e. No part of any driveway entering the property shall be closer than 30 feet from the point of intersection of the right-of-way lines of any fronting street.
- f. No part of any garage or carport structure having access to and facing a side street shall be closer than 20 feet from the right-of-way line of the street.
- g. Any parking pad having access from or facing the side street shall have a minimum length of 20 feet, and no part of the pad shall protrude into the street right-of-way.

(7) Access

- a. Each lot shall have a direct frontage on a public or private street or approved permanent access easement.
- b. Rear and side vehicular driveway access from lots restricted for residential use are not allowed adjacent to:
 - 1. Streets designed in the Consolidated Thoroughfare Plan as Major Arterials, or
 - 2. Any other public street which carries a traffic volume where additional vehicular driveways would create a traffic hazard or impede the flow of traffic.

(8) Numbering. All lots and common areas in the subdivision shall be numbered.

- a. Municipal address numbers shall be assigned to all lots as specified in § 89-41.
- b. Numbers shall be consecutive within each block and throughout the subdivision. No two lots in a given subdivision (including an extension of the subdivision) shall have the same identification number.

(9) Key or flag lots. Key or flag lots are permitted, as follows:

- a. The narrowest (i.e., the “pole,” “flag” or “staff portion) part of the lot must be at least 20 wide at all points.
- b. No building, structure, wall or fence is permitted within the staff portion of the lot.
- c. The staff portion of the lot must include a driveway or private road providing access to the lot.
- d. The restrictions above must be shown on the face of the subdivision plat in the form of a notation or a part of the dedicatory language on the plat.

(10) Double frontage lots are prohibited except unless –

- a. Private Alleys are approved or when reverse frontage is used to separate and control of traffic or to overcome specific disadvantages of topography and orientation.
- b. The following shall be provided along the line of lots abutting each street –
 - 1. In the City, a Type A buffer (see 89-34(g)), or
 - 2. In the unincorporated Parish, a minimum 1-foot reserve strip. .
- c. The planting screen or reserve strip shall provide no right of access.
- d. A statement dissolving the right of access of individual lots to the arterial or collector street shall be placed on the final plan and recorded.

(11) Reserve tracts

- a. Reserve tracts are individual parcels created within a subdivision plat which are not divided into lots, but are established to accommodate some specific purpose (such as commercial centers, industrial sites, golf courses or other type of private recreational facilities, schools or church sites or sites for utility facilities such as water wells and storage areas, wastewater treatment plants, electrical power stations, or other activities and land uses which division into lots is not suitable or appropriate). Since the use of reserve tracts may not be completely determined by the subdivider or developer at the time plats are prepared and submitted to the Planning and Zoning

Commission, these reserve tracts are often established as "unrestricted reserves" which allows maximum flexibility in the determination of the ultimate use planned for those properties.

- b. **Public street access.** Reserve tracts must have frontage on and be immediately adjacent to at least one public street. The frontage must be at least 60 feet in width. If the average depth of an unrestricted reserve is more than 300 feet, the reserve access to all adjacent public streets must be separated by a 1-foot reserve placed within the adjacent street right-of-way. The reserve will be automatically removed upon the approval and recording of a suitable development plat of the property within the reserve.
- c. **Identification and designation.** All reserves must be labeled and identified on the plat and a description of the use intended for the reserve must be noted. If the use of the reserve is not restricted for any specific use, the reserve must then be identified and noted as being unrestricted. All reserves are to be identified and designated by alphabetical letters, not numbers. An indication as to the total acreage of the reserves must be shown within each reserve boundary.

(d) Blocks

(1) Measurement. Block lengths are measured –

- a. Along the face of a block (i.e., congruent with street right-of-way lines) from street intersection to another street intersection, where the streets provide cross traffic circulation (not cul-de-sac streets or loop streets).
- b. For cul-de-sac or loop streets, blocks are measured along the centerline from the intersecting street right-of-way line to the furthest edge of the right-of-way of the bulb of the cul-de-sac or loop.

(2) General. The length, width, and shape of a block shall be determined with regard to:

- a. Provisions of adequate building sites suitable to the special needs of the type of use contemplated.
- b. Zoning requirements as to lot size and dimensions.
- c. Need for access, circulation, control, and safety of pedestrian and vehicular traffic.
- d. Limitations and opportunities of topography.

(3) Block Length

- a. **General.** The length between intersecting streets is as follows. This subsection does not apply to arterial streets.

	Block Length	
	<i>(min. - feet)</i>	<i>(max. - feet)</i>
City of Lafayette <i>(zoning district)</i>		
“A” Agricultural	300	1,500
“RS” Single-Family Residential	200	800
“RM” Mixed Residential	200	800
“MN” Neighborhood Mixed Use	200	800
“MX” Mixed-Use Center <i>(Site Category 1)</i>	200	800
“MX” Mixed-Use Center <i>(Site Category 2)</i>	200	800

“D” Downtown	200	800
“CM” Commercial Mixed	200	800
“CH” Commercial Heavy	200	1,200
“IL” Industrial Light	200	1,500
“IH” Heavy Industrial	200	1,500
“PD” Planned Development	200	800
“PI” Public / Institutional	200	1,500
Unincorporated Parish		
Residential	300	1,500*
Commercial / Mixed Use	300	1,500
Industrial	300	1,500

* The maximum block length for lots having a width of 40 feet or less is 1,200 feet.

- b. In blocks over 700 feet in length, the Planning and Zoning Commission may require a pedestrian crosswalk at least 10 feet wide to provide circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities.
- c. If lots are subdivided and a public or private street is proposed which equals or exceeds the maximum length, the plat shall include cross streets extending to the property line within each interval equal to the maximum block length.
- d. If lots are created along the length of an existing public or private street, and the cumulative length of frontage for the lots equals or exceeds the maximum block length, a cross street extending to the rear property line of the lots (which divides the lots into two or more blocks) shall be provided for each frontage increment equal to the maximum block length.
- e. Stub streets or dead-ends may have a block length of up to 800 feet unless terminated with a circular turnaround and if deemed necessary by the Planning and Zoning Commission suitably modified to accommodate future extension of the street into adjacent property.
- f. Dead-end private streets must not extend further than 800 feet from the nearest right-of-way line of the intersecting public or private street measured along the center line of said private street to the center of the circular turnaround (cul-de-sac) or the outer limit of the paving in the T-type turnaround configuration.

(e) Setbacks

(1) Measurement

- a. Required setbacks adjacent to public streets or alleys shall be measured from the property line adjacent to the right-of-way or centerline of an alley.
- b. Where lots are created adjacent to or abutting a substandard public right-of-way, an enhanced building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit plus any setback required as part of these regulations.
- c. Required setbacks adjacent to private streets or alleys shall be measured from the edge of pavement or back of curb of the street, whichever is closest to the structure.
- d. Required setbacks not adjacent to a street or alley are measured from the property line.
- e. If sidewalks are located in a sidewalk easement, required setbacks are measured from the edge of the sidewalk easement on the development side.

(2) Setback Types

- a. Front setback means a setback across the full width of the lot extending from the front line of the principal building to the front lot line.
- b. Rear setback means the setback between the rear lot line and the rear line of the principal building and the side lot lines.
- c. Side setback means a setback between the principal building and the adjacent side line of the lot, and extending entirely from a front setback to the rear setback or along adjacent lot lines.

(3) Required Setbacks

- a. Setbacks shall be provided as set out in the zoning district regulations (Article 2).
- b. Where a lot in a business or industrial district abuts a lot in a residential district, there shall be provided along the abutting lines a setback equal in width or depth to that required in the residential district. See buffer section _____
- c. There are no required front setbacks for townhouse developments on private streets or alleys.
- d. Side setback requirements may be waived if a complete subdivision development plan is submitted to the Planning and Zoning Commission showing the proposed location of all buildings and the maximum buildable area.
- e. No part of a setback or other open space required for any building shall be included as a part of a required setback or other open space required for another building.

(4) Projections into Required Setbacks

- a. Every part of a required setback shall be open to the sky except for –
 - 1. Normal projections not over 24 inches, and
 - 2. Required landscaping, buffering and screening (see § 89-34), and
 - 3. Required ingress and egress.
- b. The features designated and as conditioned below may encroach into a required setback:

Feature	Setbacks <i>where encroachment is permitted</i>	Maximum Encroachment	Minimum Setback <i>From street or lot line</i>
Arbors (maximum footprint of 80 sf and maximum height of 12 feet)	Any setback	No restriction	0 feet
Basketball goal	Any setback	No restriction	0 feet
Bird houses, dog houses	Any setback	No restriction	0 feet
Building projections including window sills, belt courses, cornices, chimneys, buttresses, eaves, spouts/gutters, brackets, pilasters, grill work, trellises and similar ornamental architectural features	Any setback	30 inches into setback	--
Canopies, Freestanding	Front	10 feet into setback	
Canopies having a roof area up to 60 sf	Front/rear	6 feet into setback	--
Clothes line	Rear/Side	No restriction	0 feet

Article 3 Districts | 89-36 Lots, Blocks & Setbacks
[DRAFT: FOR DISCUSSION ONLY]

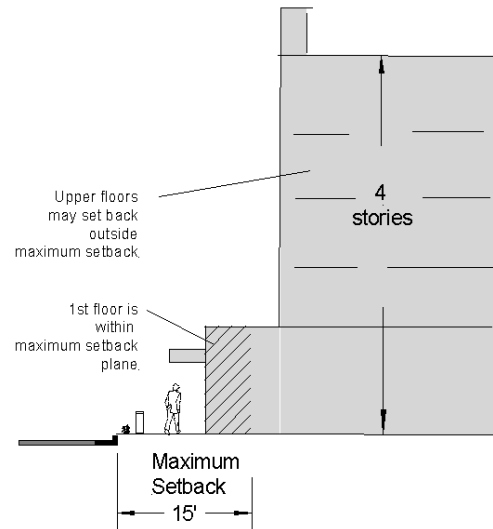
Feature	Setbacks <i>where encroachment is permitted</i>	Maximum Encroachment	Minimum Setback <i>From street or lot line</i>
Driveways	Any Setback	No restriction	0 feet
Equipment, ancillary (residential or mixed use districts)	Interior Side/Rear	No restriction	0 feet
Equipment, ancillary (non-residential districts)	Interior Side/Rear	No restriction	0 feet
Fire escape / enclosed outside stairway / handicap ramps required by the building code	Any setbacks	5 feet from building	--
Flag Pole	Any setback	No restriction	0 feet
Garages, attached or detached and loaded from an alley	Rear	No restriction	0 feet
Gates	Any setback	No restriction	0 feet
Heating and cooling units	Side/Rear	No restriction	3 feet
Landscaping, lawns, berms, trees, shrubs, and fences	Any setback	No restriction	0 feet
Light Poles	Any setback	No restriction	0 feet
Mailboxes	Any setback	No restriction	0 feet
Playground equipment, trampolines	Any setback	No restriction	0 feet
Pier, awnings, steps, or projections enclosing habitable living space, or similar architectural features and awnings	Any	No restriction	3 feet
Parking areas, subject to zoning district regulations and Article 2 and § 89-37	Any	No restriction	0 feet
Porches, unenclosed	Front/rear	6 feet into setback	--
Cantilevered overhangs on the ground floor not listed above	Any	No restriction	3 feet
Projecting windows such as bays, bows, oriels, or dormers	Any setback	30 inches into setback	--
Ramps for citizens with impairments	Any	No restriction	0 feet
Retaining Walls	Any	No restriction	0 feet
Sidewalks	Any	No restriction	0 feet
Signs (subject to Article 5)	Any	See Article 5	See Article 5
Stormwater detention or retention facilities or ditches, if the Administrator finds that underground stormwater management facilities are not currently available	Rear (MN, MX districts), Any setback (all other districts)	No restriction	0 feet
Vending Machines, ATMs	Any	No restriction	0 feet
Wing walls, stoops, landings, balconies, patios, and decks	Any setback	30 inches into setback with at least 8 feet of clearance over any utility or utility easement	--

- c. One encroachment into the required rear setback is allowed (for the principal structure) if:
1. The encroachment shall not be closer than 5 feet to the rear lot line.
 2. The encroachment is only permitted on 1 side of the lot when the lot is divided by extending a line that divides the rear and front lot lines in half.
 3. No building or portion of building located on the other side of the lot shall be located closer than the required rear setback plus the amount of the setback reduced by the encroachment.
 4. The encroachment is permitted upon receipt of a site plan demonstrating that all existing and proposed construction is in compliance with Chapter. A plat of survey (by a registered

land surveyor) is required after construction has begun and before the foundation inspection is approved.

(5) Front Setbacks (Maximum).

- a. This subsection applies where the zoning district regulations establish a maximum setback:
- b. Maximum setbacks apply to all building components, excluding open space, driveways and porte cocheres.
- c. The maximum setback does not apply to the building plane above the first floor.



(6) Side Setbacks. Side setbacks are subject to the applicable building code.

(7) Setback Reductions in the City of Lafayette

- a. Any lot less than 100 feet deep may have front and rear setback areas reduced by one percent for each foot that the depth of the lot is less than 100.
- b. In the case of a lot less than 50 feet in width, the minimum side setback requirement is 10% of the lot width.
- c. No building need be set back from the street more than the average front setback depth of the buildings within 100 feet on either side.

(8) Setbacks in Unincorporated Areas. The following setback requirements apply to the unincorporated areas of Lafayette Parish that are not zoned;¹²

a. Streets. Street setbacks are as follows:

Front setback	20 feet
Side setback (<i>where side lot line abuts right of way</i>)	5 feet
Rear setback (<i>where rear lot line abuts right of way</i>)	10 feet

- b. When the lots face local streets classified as interior streets, the Planning and Zoning Commission may waive the required front setback if:
 1. The applicant submits in writing a request to have the building setback lines waived, and
 2. The face of the plat includes a typical lot layout and notes restricting the placement of the garage and dwelling unit.

¹² Garage, pipelines, and railroad right-of-way setbacks are moved to the Supplemental Use Regulations (Art. 5).

(f) Railroad Rights-of-Way / Arterial Roads – Lot Arrangement

Where a proposed subdivision abuts or contains a railroad right-of-way or an existing or proposed arterial thoroughfare, as designated in the Consolidated Thoroughfare Plan, the Planning and Zoning Commission may require:

- (1) Marginal access streets on each side of the right-of-way.
- (2) Reverse frontage lots with required screen planting within the non-access frontage.
- (3) Deep lots with service alleys.
- (4) Adequate right-of-way that is appropriate for future traffic demands.
- (5) Other treatment necessary to protect and separate local and through traffic.

89-37 Parking & Loading

☞ *Purpose: this Section provides safety, comfort and convenience to parking lot users, pedestrians and motorists. These standards:*

- *reduce the effect of parking demand on traffic movement on adjacent streets, and*
- *prevent the occurrence of undesirable conditions caused by the construction of parking lots which would adversely affect adjacent property owners; and*
- *establish minimum levels of parking to capture vehicular traffic while avoiding the undesirable effects of excessive parking, and*
- *consistent with PlanLafayette, discourage excessive paved surfaces, and*
- *ensure that parking does not interfere with pedestrian, bicycle, or other modes of transportation.*

(City Code 1965, § 19-7)

(a) Applicability

- (1) This section applies to the City and the unincorporated Parish.
- (2) This section applies to the parking of vehicles accessory to any use.

(b) Accessibility

Parking areas that include parking spaces required by this section must be accessible to a public or private street right of way or approved permanent access easement.

☞ *See § 89-26 for ingress and egress requirements.*

(c) Residential Zoning District Separation

The property owner shall install a continuous fence between the parking lot and any “RS” and “RM” zoning district. The fence shall be 6 feet in height and constructed of permanent, durable material.

(d) Location

- (1) The property used for parking required by this section must be located on or within a contiguous lot or parcel containing the principal use, except as provided below.
- (2) A required parking lot separated only by an alley, servitude, or street from the property containing the principal use, is considered contiguous if:
 - a. No required parking space shall be located further than the following distance from the property line of the principal use –
 1. 300 feet, or
 2. 1,000 feet where the property including the principal use and the parking areas are connected by a continuous system of sidewalks (including any street intersection) or pedestrian pathways.
- (3) In the MN, MX, and CM districts:
 - a. Parking areas shall be located at the rear or side of a building. Parking areas located at the side, shall be screened from sidewalks by a combination of low (not exceeding 4 feet in height) walls or fences and a minimum Class “A” buffer (see 89-34(g)).
 - b. A parking lot or garage shall not be adjacent to or opposite a street or intersection.

- c. Parking shall be accessed by an alley or rear lane, when available. However, there shall be no parking in an alley or lane.

(e) Joint Parking

- (1) The off-street parking facilities required by two or more uses may be combined and used jointly.
- (2) The joint spaces shall be located –
 - a. On the same building site, or
 - b. Within 1,320 feet of the building or area that includes each use.
- (3) The off-street parking facilities shall be adequate in area to provide the sum total of the facilities required for all of the uses.
- (4) Two or more owners or operators of buildings or uses requiring off-street parking or loading facilities may collectively use such facilities if the total minimum and maximum number of such parking or loading spaces conform to § 5.7.2 when computed separately for each use or building type.
- (5) An off-street parking area required for any building or use may be used as part of an off-street parking area required for another building or use where peak use periods do not overlap, as provided below. The required parking spaces are reduced in accordance as follows:
 - a. Determine the minimum parking requirements in accordance with Table 89-37-1 for each land use as if it were a separate use,
 - b. Multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (F) of 89-37-1 below,
 - c. Calculate the total for each time period (Columns),
 - d. Select the Column with the highest total. This is the required number of spaces.

Table 89-37-1 Shared Parking Reduction

(A) Land Use	Weekday		Weekend		
	(B) Daytime (9 a.m. - 4 p.m.)	(C) Evening (6 p.m. - midnight)	(D) Daytime (9 a.m. - 4 p.m.)	(E) Evening (6 p.m. - midnight)	(F) Nighttime (midnight 6 a.m.)
Office/Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/ Commercial	40%	100%	80%	100%	10%

- (6) If an office use and a retail use share parking and the office space comprises at least 35% of the space and at least 2,000 square feet, the parking required **for the retail use** is reduced to the lesser of –
 - a. 80% percent of the parking spaces otherwise required, or
 - b. 1 parking space per 500 square feet.

- (7) If a residential use shares parking with a retail use other than lodging uses, eating and drinking establishments or entertainment uses, the parking required for the residential use is reduced by 30 percent or the minimum parking required for the retail and service use, whichever is less.
- (8) If an office and a residential use share off-street parking, the parking requirement for the **residential** use is reduced to the lesser of –
 - a. 50 percent of the parking normally required for the residential use, or
 - b. 1 space per 1,000 square feet.

(f) Leases

Required parking may be leased if –

- (1) It is located as provided in subsection (d) above, and
- (2) The required parking spaces are leased for a period of time equal to or longer than the lease of the use they are provided for. If the associated use is owned by the operator, the lease of the parking area must be maintained as long as the business is operating, and
- (3) A copy of the new lease must be filed with the zoning administrator prior to expiration of the current lease.

(g) Required Parking

(1) Applicability

- a. This subsection applies to all development in the Parish and the City of Lafayette. It does not apply to the “MN,” “MX” or “D” zoning districts, except where specifically indicated below.

(2) Type of Parking Required

- a. The schedule in Table 89-37-2 below establishes the motor vehicle parking spaces required for any use.
- b. Parking lots or garages must provide at least 1 bicycle parking space for every 10 motor vehicle parking spaces in the “MN”, “MX”, and “D” zoning districts.

(3) Calculations

- a. Adjacent on-street parking is counted toward the minimum parking requirements.
- b. When a determination of the number of minimum required off-street parking spaces or the permitted maximum number of off-street parking spaces results in a requirement of a fractional space, the fraction counts as 1 space.
- c. If the number of spaces is based on square feet, the square footage is the gross floor area of all habitable building spaces on the lot or parcel. This does not include any parking garage.
- d. When computing required minimum off-street parking spaces, the total number of required spaces are calculated separately for each use, except as indicated below.
- e. Where applicable, the provisions of subsections (4) below, are applied alone or in any combination to reduce the minimum off-street parking requirement.

(4) Parking Space Reductions

- a. Required parking spaces are reduced if joint parking spaces are provided (see subsection (e) above).
- b. **Reduction for proximity to public transit.** Where a nonresidential use is located within 1,200 feet of a public transit route, the total number of required off-street parking spaces, unassigned to specific persons, is reduced to 80% percent of that otherwise required as set forth in Table Table 89-37-2.
- c. **Reduction for first 4,000 square feet.** Where the off-street parking requirement for a nonresidential or mixed use is based on square footage, the total number of required off-street parking spaces, for the first 4,000 gross square feet of floor area of the use, is reduced to 2 spaces.

(5) Parking Space Limits

- a. Parking shall not exceed the required number of spaces based on size and use. Additional parking spaces are allowed up to the following limits:
 1. Commercial sites that have under 20 parking spaces are allowed up to 25%* additional parking before conditions are mandated
 2. Commercial sites that have between 21-49 spaces are allowed up to 15%* additional parking
 3. Commercial sites over 50 spaces are allowed 10%* additional parking
- b. If parking over this percentage is requested or planned, the owner must either:
 1. Pay \$1,000*/ parking space, or
 2. Install corresponding Green Infrastructure to their site for the space needed for the excessive parking.
- c. The Green Infrastructure must be able to manage the amount of runoff that is being created by the additional impervious surfaces. The required infrastructure shall be designed according to recommended, dimensions, slopes, materials, planting standards, specifications, and performance requirements as needed to manage on-site storm water. Source control devises and methods shall be installed where necessary to prevent litter floatation with storm water. Recommended storm water management facilities that use vegetation in the process of cleaning storm water include but are not limited to:

<ul style="list-style-type: none">• Micro-detentions such as rain gardens, rain groves and circular depressions• Planted storm water buffers,• French drains, infiltration trenches,• Sand filters,• Grassed swales, bioswales or vegetated ditches,• Parking lot detentions	<ul style="list-style-type: none">• Constructed wetlands,• Porous paving,• Underground storage chambers that capture parking lot water,• Irrigation cisterns that recycle rooftop captured storm water,• Retained natural wetlands,• Stream bank or riparian buffer.
---	---

Table 89-37-2 Required Parking Spaces

	Use (see § 89-23 for definitions)	Required Parking Spaces
Residential		
<i>Residences</i>		
Dwelling, single-family detached		1 per dwelling unit
Accessory apartment		1 per dwelling unit
Cottage Courts		1 per dwelling unit
Dwelling, two-family (duplex)		1 per dwelling unit
Multi-family		1 per dwelling unit
Live/Work Dwelling		1 per dwelling unit
Manufactured home		1 per dwelling unit
Manufactured Housing Land Lease Community		1 per dwelling unit
Apartment House		1 per dwelling unit
Apartment Hotel		1 per dwelling unit
Townhouse / Row house		1 per dwelling unit
Zero lot line home		1 per dwelling unit
<i>Group Living:</i>		
Boarding House		1 per 2 guest rooms
Child Care, Commercial		1 per 400 sf
Community living		1 per 1,000 sf
Community home		1 per 1,000 sf
Life care or continuing care services		1 per 1,000 sf
Lodging / Short-Term Rental		
Bed and breakfast		1 per 2 guest rooms
Hotel (small)		1 per 2 guest rooms
Hotel / Motel		1 per 2 guest rooms
Recreational vehicle park		n/a
Commercial / Mixed Use		
<i>Animal Services:</i>		
Animal hospital (indoor)		1 per 800 sf
Animal services, generally		1 per 800 sf
<i>Financial Services:</i>		
Automated teller machine, stand alone		n/a
Financial institutions		1 per 800 sf
Pawn shop		1 per 800 sf
<i>Food & Beverage Sales / Service:</i>		
Bar / Lounge		1 per 400 sf
Food market		1 per 400 sf
Food preparation		1 per 800 sf
Food service		1 per 400 sf
Mobile vendor		n/a
Restaurant		1 per 400 sf
Snack or beverage bars		1 per 400 sf
<i>Mixed Use:</i>		
Mixed use building		1 per 600 sf
<i>Office, Business & Professional:</i>		
Office		1 per 500 sf
<i>Personal / Business services:</i>		
Bail bond services		1 per 800 sf
Business support services		1 per 400 sf
Courier, messenger and delivery services		1 per 1,000 sf
Day Labor Service		1 per 400 sf
Funeral & interment services		1 per 400 sf
Crematorium		1 per 800 sf

Use (see § 89-23 for definitions)	Required Parking Spaces
Linen/Uniform Supply	1 per 1,000 sf
Maintenance & repair services	1 per 1,000 sf
Personal services	1 per 400 sf
Pick-up station (laundry and/or dry cleaning)	1 per 1,500 sf
Retail sales:	
Convenience store	1 per 400 sf
Convenience store (with gasoline sales)	1 per 400 sf
Nonstore retailers	1 per 500 sf
Nursery/Horticulture/Farm Supply	1 per 400 sf
Retail, general	1 per 400 sf
Vehicles / Equipment:	
Auto and truck repair	1 per 1,000 sf
Automobile or vehicle dealership	1 per 1,500 sf
Building material sales & services	1 per 1,500 sf
Car Wash	1 per 1,500 sf
Commercial and Industrial Machinery and Equipment Rental and Leasing	1 per 1,500 sf
Gasoline or diesel fuel sales	1 per 1,500 sf
Manufactured Home Dealers	1 per 1,500 sf
Truck stop	1 per 400 sf
Public/Civic/Institutional	
Day Care:	
Adult day care	1 per 1,000 sf
Child care facility, commercial	3 per 1,000 sf
Child care facility, residential	3 per 1,000 sf
Assembly:	
Cemetery/mausoleum	n/a
Church or worship center	1 per 150 sf
Exhibition, convention, or conference facility	1 per 150 sf
Club or lodge (private)	1 per 100 sf
Government / Non-Profit:	
Armory	n/a
Detention or penal institution	1 per 2,000 sf
Vehicle / equipment maintenance facility	1 per 1,000 sf
Public Safety Facility	1 per 1,000 sf
Social assistance, welfare, and charitable services	1 per 1,000 sf
Postal services	n/a
Educational:	
College / technical school	1 per 500 sf
School (public or private)	1 per 500 sf
Personal instructional services	1 per 500 sf
Medical:	
Hospital or sanitarium	1 per 2,000 sf
Medical office, clinic, or laboratory	1 per 500 sf
Arts, Entertainment, & Recreation:	
Adult business	5 per 1,000 sf
Civic Spaces	n/a
Cultural facility	1 per 1,000 sf
Entertainment facility / Theater	1 per 150 sf
Health/fitness club	1 per 150 sf
Recreational Facility, Indoor	5 per 1,000 sf
Recreational Facility, Outdoor or Major	12 per acre
Theater	8 per 1,000 sf

		Use (see § 89-23 for definitions)	Required Parking Spaces
Industrial / Production			
<i>Manufacturing & Employment:</i>			
	Contractor	1 per 1,000 sf	
	Data Processing, Hosting, and Related Services (including data centers)	1 per 1,000 sf	
	Industrial Services	1 per 1,000 sf	
	Media Production	1 per 1,000 sf	
	Mining & quarrying	n/a	
	Manufacturing, Light	1 per 1,000 sf	
	Manufacturing, General	1 per 1,000 sf	
	Manufacturing, Intensive	1 per 1,000 sf	
	Oil and gas company (drilling and exploration)	1 per 1,000 sf	
	Research and development	1 per 1,000 sf	
	Oil and mining support activities	1 per 1,000 sf	
	Stone cutting	1 per 1,000 sf	
<i>Warehousing, Storage & Distribution:</i>			
	Building and landscaping materials supplier	0.5 per 1,000 sf	
	Building maintenance services	0.5 per 1,000 sf	
	Freight depot (railway and truck)	0.5 per 1,000 sf	
	Fuel Distribution or Recycling	0.5 per 1,000 sf	
	Machinery and heavy equipment sales and service	0.5 per 1,000 sf	
	Self-service storage facility	0.2 per 1,000 sf	
	Oil & gas storage	0.5 per 1,000 sf	
	Outdoor storage	0.5 per 1,000 sf	
	Vehicle towing and storage facility	0.5 per 1,000 sf	
	Wholesale distribution, warehousing and storage	1 per 2,000 sf	
Infrastructure			
<i>Transportation / Parking:</i>			
	Airport	10 per 1,000	
	Ground passenger transportation (e.g. taxi, charter bus)	1 per 1,000 sf	
	Heliport / miscellaneous air transportation	1 per 1,000 sf	
	Parking facility	n/a	
	Railroad facilities	n/a	
	Passenger depot	1 per 1,000 sf	
	Transit shelter	1 per 1,000 sf	
<i>Utilities:</i>			
	Utility, Major	n/a	
	Utility, Minor	n/a	
<i>Communications facilities:</i>			
	Communications facility	n/a	
	Wireless communication tower or antenna	n/a	
	Weather or environmental monitoring station	n/a	
<i>Waste-related:</i>			
	Hazardous waste disposal	n/a	
	Hazardous waste transfer	n/a	
	Junk yards	1 per 10,000 sf lot area	
	Recycling plant	1 per 10,000 sf lot area	
	Remediation Services	1 per 10,000 sf lot area	
	Solid waste	1 per 10,000 sf lot area	
Agriculture			
	Farming	n/a	
	Poultry and egg production	n/a	
	Community garden	n/a	

Use (see § 89-23 for definitions)		Required Parking Spaces
Crop Agriculture		n/a
Community Supported Agriculture		n/a
Accessory		
Accessory use (generally)		n/a
Accessory commercial uses		1 per 500 sf
Accessory farm use		n/a
Accessory schools		1 per 500 sf
Accessory retail and personal service, office, or recreational use		1 per 500 sf
Caretaker or guard		1 per dwelling unit
Construction yard		n/a
Home occupation		n/a
Model home complex / temporary real estate sales office		1 per dwelling unit or office
Parking garage, private		n/a
Pharmacy, accessory		1 per 500 sf
Recreational facility, accessory		n/a
Storage, recycling or clothing		n/a
Miscellaneous		
Temporary Uses		n/a

(h) Parking Space Design¹³

(1) **Stall dimensions.** Parking stalls shall conform to the minimum dimensions established in Table 89-37-2. (City Code 1965, § 19-7(g))

(2) **Compact Spaces.**

- a. Up to thirty-three percent (33%) of parking spaces may be designed for use by cars smaller than full size (called "compact spaces").
- b. Compact spaces shall be located in continuous areas, and shall not be mixed with spaces designed for full size cars.
- c. Compact spaces shall be clearly designed by pavement marking and labeled as "Compact Cars Only."
- d. Stall dimensions for compact spaces are reduced to 8 feet wide and 16 feet in deep (8' x 16').

¹³ 26-943 moved to Art. 10. Standards that are redundant with other parts of this Chapter or the UDC are eliminated (e.g., lighting).

Table 89-37-2 Parking Stall Dimensions

Parking Angle	Stall Width Parallel to Aisle <i>(feet)</i>	Stall Depth to Wall <i>(feet)</i>	Stall Depth to Interlock <i>(feet)</i>	Aisle Width <i>(feet)</i>	Modules		
					Wall to Wall <i>(feet)</i>	Interlock to Interlock <i>(feet)</i>	
45 degrees							
9.0-foot stall	12.0	17.5	15.3	12.0	47.0	43.0	
9.5-foot stall	13.4	17.5	15.3	11.0	46.0	42.0	
60 degrees							
9.0-foot stall	10.4	19.0	17.5	16.0	54.0	51.0	
9.5-foot stall	11.0	19.0	17.5	15.0	53.0	50.0	
75 degrees							
9.0-foot stall	9.3	19.5	18.8	23.0	62.0	61.0	
9.5-foot stall	9.8	19.5	18.8	22.0	61.0	60.0	
90 degrees							
9.0-foot stall	9.0	18.5	18.5	26.0	63.0	63.0	
9.5-foot stall	9.5	18.5	18.5	25.0	62.0	62.0	

- (3) **Use of street, sidewalk or alley as part of access aisle.** The full width of an alley, but no part of a public street, shoulder or sidewalk, may be used in calculating the access aisle portion of a one-side parking module. (City Code 1965, § 19-7(i))

(4) **Surfacing**

- a. **Non-residential lots.** The surface of commercial parking lots shall be constructed of concrete or asphalt in accordance with the specifications of the Public Works Department. The surfacing shall be constructed of six inches of mesh reinforced concrete or eight inches of full depth asphalt or six inches of stabilized base and 1½ inches of asphalt.
- b. **Residential lots.** The surface shall consist of shell, brick, stone, gravel, concrete or asphalt. The material shall be compacted and of such thickness as to provide for the safe movement of traffic and pedestrians during inclement weather.
- c. **Driveways.**
 1. The surfacing between the edge of the existing street and property line for the driveway shall consist of the same or more durable material as the contiguous street surfacing.
 2. If a sidewalk exists it shall continue across the driveway and shall be of concrete composition with a minimum depth of 6 inches. It shall be separated from the drive by expansion joints for the total length it traverses the driveway and be ADA compliant.
 3. A driveway permit must be obtained from Public Works Engineering Division prior to construction of the driveway if the construction is not already associated with a building permit.
 4. The design must be in accordance with the City of Lafayette Driveway Specifications, a copy of which can be obtained from the LCG.

(City Code 1965, § 19-7(a)–(c))

- (5) **Drainage.** Parking lots shall have, on-site drainage in such that surface rainwater will not be allowed to flow across any sidewalks or properties of different ownership adjoining the property proposed for off-street parking. The size and positioning of culverts and drains shall be approved by Public Works Department. (City Code 1965, § 19-7(e))
- (6) **Wheelguards.** Wheelguards or bumper guards so located that no part of parked vehicles will extend beyond the parking facility. The distance from the property line to the wheelguard shall be a minimum of 3.0 feet. (City Code 1965, § 19-7(f))

(i) Head-in/back-out Parking

(1) Applicability.

- a. This subsection applies to "head-in/back-out parking spaces." These are parking spaces requiring a vehicle to back onto a public street/or right-of-way as a means of gaining access to the public street.
- b. This subsection does not apply to:
1. Single-family Dwellings, including single-family detached dwellings, accessory apartments, cottage Courts, two-family dwellings (duplexes), Live/Work Dwellings, Manufactured homes, Manufactured Housing Land Lease Communities, Apartment Houses, Townhouses / Row houses, and Zero lot line homes (see Use Table, § 89-23), or
 2. The "D" (Downtown) zoning districts.

(2) Generally (↔ *see also 89-26(d)(12)*)

- a. Head-in/back-out parking spaces shall not be constructed in any development except where provided in this subsection.
- b. No head-in/back-out parking spaces will be located within the public rights-of-way and no limestone areas within the public rights-of-way shall be used as head-in/back-out parking spaces.
- c. The construction or renovation of existing buildings or structures shall not cause the number of existing head-in/back-out parking spaces located at and servicing the building or structures to increase.

(3) Existing Spaces. An existing building or structure that has existing head-in/back-out parking spaces may expand if:

- a. Any head-in/back-out parking spaces that front major arterial, minor arterial and major collection streets shall be removed.
- b. If the subject property is unable to meet the number of parking spaces required by applicable regulations after removing the head-in/back-out spaces, the owner of the property may construct head-in/back-out parking spaces adjacent to streets which are not designated as major arterial, minor arterial or major collector streets. However, the maximum number of replacement head-in/back-out parking spaces added cannot exceed the number of head-in/back-out spaces removed pursuant to subsection a, above.
- c. The Lafayette City-Parish Government ("LCG") Public Works Department shall determine whether a property or existing head-in/back-out parking spaces fronts a major arterial, minor arterial or major collection street at the time a request for a building permit is requested for the

expansion of a building or structure located on a property which has existing head-in/back-out parking spaces.

- d. Existing head-in/back-out parking spaces are not required to be removed unless there is cumulative expansion (aggregate of all expansions) of existing buildings or structures equal to or greater than the percentages indicated below:

BUILDING SIZE	PERCENT EXPANSION
0 to 2,000 square feet	50
2,001 to 5,000 square feet	35
5,001 to 10,000 square feet	30
10,001 square feet or larger	25

- (4) If an existing building or structure is converted from a residential use to a commercial use, existing head-in/back-out spaces may remain unless they front a major arterial, minor arterial or major collector street. In that event, the existing head-in/back-out parking spaces shall be removed and the property shall provide all requested parking spaces in accordance with applicable regulations.
- (5) The Public Works Director may grant variances from the strict application of this subsection when the director determines either (i) extenuating circumstances exist or (ii) practical difficulties in the development or use of land would result from strict application of this section. Any variances shall be consistent with the intent of this section, the general welfare of the community and traffic safety. The procedure for requesting variances of this subsection shall be published by the traffic and transportation department.

(City Code 1965, § 19-6; Ord. No. O-236-2010, § 2, 10-19-10)

89-38 Open Space

(a) Applicability

This section applies to –

- (1) Any subdivision in the City and unincorporated Parish, and
- (2) Any building permit in areas subject to zoning (Article 2).

(b) Reservation

- (1) Where a proposed park, playground, or other site for public use is shown on an approved plan and is located in whole or in part in a proposed subdivision, the Planning and Zoning Commission may require the land to be reserved within the proposed subdivision.
- (2) The reservation shall continue in effect for a period of up to 1 year from the date of filing of the proposed subdivision plan. Additional reservation time may be provided but only upon mutual agreement of the subdivider and the appropriate governmental agency.
- (3) The reservation may be released upon written notice by the respective governmental agency.
- (4) For lands intended for reservation, the subdivider may provide alternate plans for the development lands set aside for public use are not acquired by the respective governmental agency.
- (5) If the appropriate governmental agency does not initiate action toward a commitment to acquire the land held in reservation during the period of reservation (see subsection (2) above), when the reservation expires any alternate subdivision plans for the tract become an integral part of the subdivision. When all technical requirements as found in these regulations are met, the reserved land is deemed to have obtained preliminary subdivision approval by the Planning and Zoning Commission.

(c) Park Space Requirements

- (1) **Applicability.** This subsection applies to residential uses as defined in § 89-23 (such as single family detached, multi-family, and other housing forms).
- (2) **Amount Required.** Minimum 20% of the gross area of a subdivision plat or site plan for an unsubdivided residential development.
- (3) **Design**
 - a. Park space shall be at least partially planted in grass or other plantings.
 - b. Park space does not include building sites for dwelling units, utility or storage purposes, vehicular parking, carports or garages, driveways, streets, either public or private.
 - c. Park space does not include areas within required setbacks.
- (4) **Improvement.** Common open space may contain complementary structures and improvements needed and appropriate for the benefit and enjoyment of residents of the development.

(d) Qualifying Open Space

- (1) The following improvements count as common open space:

Category	Description / Standards	Percent of Open Space within this category (max)
Parks	Parks, open greenbelt areas, and other recreational spaces which that are readily accessible to all residents of the development.	$\geq 25\%$
Street Trees	Trees along thoroughfare street types located within designated landscape common areas or landscape servitudes and located within a street right-of-way. At least 1 street tree is required on each side of the street per 40 feet of frontage on average. Depending upon the type of street tree, the spacing may be greater than described above.	$\leq 25\%$
Wet areas	Unpaved lakes, ponds, bayous, streams, or creeks, including stormwater retention basins that are designed so that at least 20% percent of the abutting shoreline is accessible for the common use of the development. The accessible shoreline must have at least 300 feet of frontage on a street.	$< 75\%$ (includes any stormwater management areas as defined below)
Stormwater management	Stormwater detention basins of at least one 1 acre and designed to provide for acceptable maintenance and upkeep of the detention basin.	$\leq 25\%$
Golf Courses	Golf courses that are open to the public.	$\leq 50\%$
Wetlands	Natural wetlands reasonably visible from walkways provided in and through the wetland.	$\leq 50\%$
Recreation areas	Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to 25 percent of the common open space.	$\leq 25\%$
Servitudes	<ul style="list-style-type: none"> Servitudes with existing below ground utilities and/or facilities with a width of at least 30 feet. Electrical transmission line servitudes with a minimum width of 50 feet in commercial and residential areas only, and must be improved, recreational use areas available to the public and accessible by a street. Construction plans for the improvements shall be approved by the owner and operator of the transmission lines prior to construction beginning. 	$< 10\%$
School sites	School sites, library sites, outside hard surface recreational areas excluding the area devoted to buildings.	$\leq 20\%$
Historical / Cultural sites	An existing building or buildings that have historical or cultural significance may be located in a common open space and open to the public.	$\leq 20\%$

(2) Common open space does not include:

- a. Vehicle use areas.
- b. Any noncontiguous green area of less than 500 square feet.
- c. Required elements such as:
 1. Yards which are not accessible for the common use of the development;
 2. Parking areas;
 3. Driveways;
 4. Utilities with above ground improvements or road servitudes;
 5. Paved coulees or creeks.
- d. Structures (unless a part of the common open space such as gazebos);
- e. Required unimproved drainage ditches or canals; and
- f. Areas reserved for the exclusive use and benefit of an individual tenant or owner.

(e) Ownership and Maintenance

- (1) Unless otherwise open to the public, common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the development through covenant, deed restriction, common open space servitude, or similar legal instrument. If agreed to by the LCG, the common open space may be conveyed to the LCG for general public use.
- (2) Common open space shall be protected against building development and environmental damage by conveying to the LCG, association, or land trust a common open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features.
- (3) If land shown on a preliminary plat as common open space is dedicated to the LCG, the LCG may, but is not required to, accept the common open space if:
 - a. The land is accessible to the residents of the parish;
 - b. There is no cost of acquisition other than the costs incidental to the transfer of ownership; and
 - c. The LCG agrees to and has access to maintain the lands.
- (4) The developer shall provide for and establish an organization for ownership and maintenance of the common open space for the benefit of residences, occupants and owners of the development.
- (5) The organization shall not be dissolved and shall not dispose of the common open space, by sale or otherwise, except to an organization conceived and established to own and maintain the common open space for the benefit of the development. The organization shall not be dissolved or dispose of the common space without first offering to dedicate it to the city or other appropriate governmental unit.

89-39 Reserved

89-40 Stormwater Improvements

Purpose

- *The Drainage system within Lafayette Parish is extensive and critical to the success of the Parish. Therefore, the design of drainage systems contributes to the success of the area and shall be designed in conformance with the concepts listed within.*

(a) Applicability

- (1) This section applies to all proposed development within the City and Parish of Lafayette. All new development shall be designed according to the drainage design standards in this Section.
- (2) DPW shall review all developments for compliance with these requirements and DPW and the Planning Commission shall in no way modify or void any other development drainage requirements found herein.

(b) General Requirements

- (1) All drainage systems shall be designed, signed and sealed by a Louisiana Registered Professional Engineer in accordance with the most recent edition of the Louisiana Department of Transportation and Development's Hydraulics Manual and LCG Specifications for Roads, Drainage, Bridges and Other Infrastructure Improvements unless otherwise approved by the Public Works Director and shall include hydraulic calculations, plan profile sheets, typical sections and a drainage impact analysis and submitted to the Department of Public Works for approval.
- (2) The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by DPW.
- (3) The design engineer shall study the effect of each development on existing downstream drainage facilities or roadside ditches outside the area of the development. This portion of the study is limited to the first 1,000 feet of the effluent channel downstream of the development.
- (4) If the runoff created by the development will overload an existing downstream drainage facility or roadside ditch, the design engineer shall –
 - a. Indicate this fact in the development drainage design, and
 - b. Provide improvements or site design features that prevent the overloading of downstream facilities or roadside ditch.
- (5) Streets and lots in a proposed development shall be arranged to minimize artificial drainage channel relocation.
- (6) Development proposals shall have public utilities and facilities such as water, sewer, gas, and electrical systems located and constructed to minimize flood damage.
- (7) New and replacement sanitary sewage systems shall be designed to minimize infiltration of flood waters into the system and discharges from the system into flood waters. New and replacement water distribution systems shall be designed to eliminate infiltration of flood waters into the system and discharge from the system into flood waters.
- (8) All developments shall comply with § 89-31 (Flood Damage Protection).

(9) Open Ditches

- a. Open ditch drainage is not allowed in the City of Lafayette, Area of Influence, or the Unincorporated Areas.
- b. Planning and Zoning Commission grants approval of open ditch streets within a development to the Department of Public Works only when the sub-surface system hydraulic calculations and elevations do not function in an effective manner and the Department of Public Works concurs with this finding.
- c. If the design engineer determines, and Public Works concurs, that an area of the development cannot accommodate a sub-surface system, that area must be designated on the final plat. The following note shall be placed on the plat:

"This development/lot/area has been approved with an open ditch drainage system providing the required storm water retention/detention capacity. The development shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the Lafayette Consolidated Government Public Works Department."

- d. If approval is granted, see subsection (e), "Standards of Construction of Drainage Systems," below for open ditch construction standards.

(c) Design Requirements.

- (1) All flow of water across any intersection either public or private shall be through culverts or bridges.
- (2) **Runoff Determination Methods.** The design engineer shall use the following procedures to determine runoff rates:

Size of Drainage Area	Method to determine runoff rates
< 200 acres	Rational Method ($Q=CIA$) <i>↔ see subsection (3), below, for runoff coefficients</i>
Between 200 and 2,000 acres	Most recent Soil Conservation Service (S.C.S.) Method, as modified by the Louisiana D.O.T.D. procedure
> 2,000 acres	Most recent USGS Regression procedure

- (3) **Rainfall Intensity.** Rainfall intensity and duration shall be taken from the latest edition of the Louisiana DOTD Hydraulics Manual.
- (4) **Runoff Coefficients.** The runoff coefficients to be used in the Rational Method shall be those indicated in Tables 89-40-1 and 89-40-2.

Table 89-40-1 Rational Method Runoff Coefficients

Development/Subdivision Type	Runoff Coefficient
Residential	
Single-family detached	0.30 to 0.50
Two-family (Duplex)	0.40 to 0.60
Single-family and multi-family attached	0.60 to 0.75
Commercial, Retail And Office	
Downtown area	0.70 to 0.95
Neighborhood and outlying areas	0.50 to 0.70
Industrial	

Light Industry	0.50 to 0.80
Heavy Industry	0.60 to 0.90
Parks and Cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.40
Railroad Yard Areas	0.20 to 0.40
Vacant, Open Space And Unimproved Areas	0.10 to 0.30

Table 89-40-2 Runoff Coefficients for Average Block Calculations

Type	Runoff Coefficient
Asphalt Surfaces	0.95
Concrete Surfaces	0.95
Roof Areas	0.85
Lawns	
Flat (less than 2% percent grade)	0.20
Average (2% to 7% percent grade)	0.25
Steep (7% percent grade)	0.30

(5) Design Storm Event

The drainage systems for the following development categories, uses, and infrastructure categories shall be designed and evaluated for the designated storm events:

Type	Design Event (<i>minimum</i>)	Evaluated for -
Drainage system and outfalls for commercial or multi-use subdivision	10-year storm	100-year storm
Drainage system and outfalls for residential subdivision	5-year storm	100-year storm
Subsurface drainage of drainage outfalls serving more than a single development	10-year storm	100-year storm
Open channel drainage serving more than a single development	10- year storm event with 1 foot of freeboard existing in the channel above the 10-year water surface elevation	100-year storm
Collector street crossings	10-year storm	100-year storm
Arterial street crossings	25-year storm unless otherwise approved by the Public Works Director	100-year storm
Channel crossings in excess of 100 square feet	25-year storm if feasible	100-year storm
Retention/Detention within public drainage channel	25-year storm	100-year storm

(6) Tailwater is considered to be an important factor in outfall structure or culvert hydraulic design because a submerged outlet may cause structures or culverts to flow full, rather than partially full, impacting the hydraulic efficiency of the drainage system. The hydraulic analysis of the drainage system design for Outlet Discharge Structures and/or Outlet Discharge Culverts shall address the tailwater elevation of the outfall channel. The tailwater elevation of the outfall channel shall be set at 1 foot of freeboard from top bank unless otherwise determined to be lower through a hydraulic analysis for a 25-year design storm event. Tailwater (TW) is defined as the flow depth of the downstream channel measured from the flow line of the outlet structure or culvert.

(7) If a channel is relocated for the purpose of development, the channel must be designed for a 100-year storm event to prevent damage to upstream properties.

(d) Drainage Impact Analysis

- (1) Any development that results in a post-development runoff that exceeds the development area's pre-development runoff rate shall be required to mitigate the increase through drainage improvements.
- (2) A developer may submit a written request to waive the Drainage Impact Analysis to the Public Works Department.
 - a. The Public Works Director may approve, approve with conditions, or deny the request.
 - b. The Public Works Director may approve the request if —¹⁴
 1. A prior approved Drainage Impact Analysis was performed for the site, the analysis complies with the requirements of this Chapter, and conditions have not materially changed since the analysis was performed, or
 2. Existing site conditions are such that a Drainage Impact Analysis would not provide information needed to determine whether the proposed development complies with this Section.
 3. The site is less than $\frac{3}{4}$ of acre in total size.
- (3) If the Drainage Impact Analysis indicates that the proposed development does not comply with this Section, the plat shall be returned to the Planning Commission to determine whether the condition of Preliminary Plat approval is satisfied. If the Planning Commission determines the condition is not satisfied, the Planning Commission shall rescind the conditional Preliminary Plat approval.
- (4) No construction of any development components subject to any approved Preliminary or Final plat shall be commenced until the Public Works Director issues a favorable written approval of the Drainage Impact Analysis and construction plans.¹⁵

(e) Standards of Construction of Drainage Systems

(1) Culverts

- a. **Size and Type.** Only drainage pipe constructed of materials approved by Public Works may be used in storm sewer construction in the public rights-of-way or servitudes. The minimum size pipes for any culvert shall be fifteen (15") diameter, unless otherwise approved by the Public Works. The design service life for materials used in a drainage system is fifty (50) years unless otherwise approved by Public Works.
- b. All **roadway cross drains** shall be reinforced concrete. No other material (i.e. plastic, metal, etc.) will be accepted unless otherwise approved by the Public Works Department.
- c. **Metal aluminum culverts** may be used only upon approval of Public Works and will only be approved for outfall termini at channels. The predicted design service life for metal culverts if approved for use by the Public Works Department is determined by calculating the net effect of corrosion from both interior and exterior conditions concurrently.

- (2) **Lateral drainage ditches** from the street to an outfall channel which traverse lots shall be provided by subsurface pipe drain with at least a 20 foot permanent drainage servitude. The actual width of

¹⁴ We needed some standards here.

¹⁵ I deleted the enforcement provision. It's addressed elsewhere in the UDC and does not need to be repeated. . I need to know where enforcement is and needs to include cease and assist.

the drainage servitude required will be determined by Public Works based upon pipe diameter, invert elevations, and maintenance issues.

(3) Open Ditch (when approval has been granted by Public Works and the Planning Commission.)

- a. A minimum right-of-way of 60 feet is required for developments with open ditch drainage. Rights-of-way exceeding 60 feet may be required depending on the depth and cross section of roadside ditches and an evaluation of the developer's drainage design. The maximum depth of open ditches is limited to thirty inches (30").
- b. Right-of-way width shall be determined by the maximum ditch side slopes of be 3:1 (H:V) for foreslope and 2:1 (H:V) for backslope with a minimum shoulder width of 5 feet unless otherwise approved by the Public Works Department.
- c. No objects or culverts shall be placed within the drainage system without prior written approval from the Public Works Department.
- d. Maximum grade for street ditches shall be limited to that which will not cause erosion
- e. For development with open ditch systems, the development engineer shall include a culvert sizing chart for each future driveway location based on the design storm flows, depth of cover and constructability.

(4) Erosion

- a. Embankment slopes of coulees and drainage ditches shall have slopes which are not in excess of 2:1 (H:V) and shall have appropriate erosion control as approved by the Public Works Department. End of pipe treatments shall be for both the upstream and downstream end of pipe. Utilization of articulated block matting may be required. Slope requirements around pipe terminus shall be the same as side slope of channel. Side slopes shall be protected.
- b. Erosion is a naturally occurring phenomenon and the control of erosion on private property and street ditches is the responsibility of the property owner of the drainage servitude and the property owner adjacent to the open ditch within the right-of-way.

(f) Maintenance

- (1) The owner of the stormwater management facility shall maintain (such as mowing, bank or bulkhead repairs, and removing debris and trash that occurs on a regular basis, etc.) all other public or private areas, access areas, or privately owned lots, which are a part of or adjacent to the facility.
- (2) **Storm Water Management Facility.** The owner of the proposed development Storm Water Management Facility or any successor who acquires title to the Storm Water Management Facility shall at all times maintain the design section of the Storm Water Management Facility as indicated on the Site Drainage Plan and in the Drainage Impact Analysis. If the Public Works Department determines that the Storm Water Management Facility has not been maintained, the owner shall make the necessary modifications to conform to the original approved design sections, and requirements within 30 days from written notification from the Public Works Department. If the owner does not act within this time frame to remedy the situation, the Public Works Department may perform the necessary modification, improvements, etc. and bill the owner for the work at its operating cost, at rates set by the City-Parish Council.
- (3) The requirements of this section shall be included on the Site Drainage Plan and the Drainage Impact Analysis Report and shall be acknowledged in writing by the owner and/or developer, if

different from owner. The developer will cause to be created (or furnish a certified correct copy if already in existence) a financial and management legal entity or entities that will guarantee and assure the maintenance of all private facilities for storm water management constructed.

- (4) The developer will provide a certification to the Administrator from an attorney licensed to practice law in the State of Louisiana that the documentation, attached to the certification, provides for the creation of an entity that is responsible for maintaining the private facilities for storm water management in the subdivision. The certification must be provided prior to obtaining final subdivision approval. The certification shall contain the name of the entity responsible for maintenance and its registered office.
- (5) For developments where water collected from public infrastructure is routed through a detention facility, access in favor of the Lafayette Consolidated Government shall be provided from a publicly dedicated road to the storm water management facility. The access shall be at least a clear 20-foot wide travel way (graded to accommodate use by equipment) and sufficient area proximate to the travel ways to allow desiltation activities. A note shall be placed on the final plat indicating that this access shall be provided to the Lafayette Consolidated Government.
- (6) If the LCG determines that any storm water detention facility requires desilting to ensure proper performance of the facility, the LCG may (but is not obligated to) perform the desiltation and other required remedial measures determined necessary by the LCG on behalf of the facility's owner.

(g) Development within Designated 100 Year Flood Hazard Area

- (1) In addition to any other stated provisions, a development proposed within a FIRM designated Flood Plain, Flood Hazard or Floodway, whether located in the City or Parish of Lafayette, shall be in accordance with the applicable regulatory agencies and comply with the provisions of the Flood Damage Prevention Ordinance of the applicable governing authority.
- (2) The Planning Commission shall not permit the development of any land in a Flood Hazard, Flood Plain or Floodway areas where such land is found to be incompatible with its proposed use due to poor drainage, flooding or other factors, which would make the area vulnerable to flood damages that could pose a potential hazard to public health and safety.
- (3) Flood Plain Analysis shall be required for all developments of 5 acres or 50 lots located within a Designated Flood Hazard. The complete analysis must be conducted after Preliminary Plat approval by the Planning Commission.
- (4) No development, fill, or obstruction of any type on or over any portion of a Designated Floodway shall be permitted which alone or cumulatively with other such development, fill or obstructions would cause or result in an obstruction or other situation which would adversely affect the efficiency of or restrict the flow of capacity of a Designated Floodway so as to cause foreseeable damage to others, wherever located.
 - a. Any such development application shall include hydrologic and hydraulic HEC-RAS data, or other models acceptable to the applicable regulatory agency, confirming that no adverse flood effects will result from a proposed development in the Designated Floodway.
 - b. This certification is subject to review and approval or denial by the Lafayette Consolidated Government Floodplain Administrator and/or FEMA.
- (5) Any Flood Plain Impact Analysis conducted for a development located in Designated Flood Hazard Area Zone "A" shall include, as an integral part of the Flood Plain Impact Analysis a Base Flood

Elevation Determination in accordance with FEMA document, "Managing Floodplain Development in Approximate Zone A Area."

- (6) Development proposals shall have public utilities and facilities such as water, sewer, gas, and electrical systems located and constructed to minimize flood damage.
- (7) For the plat requirements for those properties intending development within a Flood Hazard, Flood Plain, or Floodway, see Article 4...

89-41 Environmental Stormwater Management

See Stormwater Ordinance of the Lafayette City-Parish Consolidated Government (LCG Code Chapter 34, Article V).

89-42 Street Design

☞ *Purpose: this section establishes street connectivity, layout and geometric design standards that –*

- *protect the public health, safety and general welfare, and*
- *promote the character of development provided in PlanLafayette and, if applicable, the zoning district, and*
- *provide for the efficient movement of all modes of travel, including cars, pedestrians, bicycles, and transit.*
- *Adhere to local, state, and federal engineering standards, policies, practices, and requirements for compliance and public safety.*

(a) Public Streets

(1) General

- a. The arrangement character, extent, width, grade and location of all streets shall –
 1. Conform to the Consolidated Thoroughfare Plan and
 2. Be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and their appropriate relation to the proposed uses of the land to be served by the streets. Artificial channel relocation shall be minimal.
- b. Where streets are not shown on the Consolidated Thoroughfare Plan, the arrangement of streets in a subdivision shall:
 - A. Provide for the continuation or appropriate projection of existing or proposed streets into surrounding areas where possible;
 - B. Conform to any neighborhood or area plan for the neighborhood approved or adopted by the Planning and Zoning Commission.
 - C. Provide adequate street connections to adjacent properties to insure adequate traffic circulation within the general area.
- c. Public or private street layout within a subdivision shall provide access to all lots, or residential units, within the subdivision. Private streets may not be used to block connections to existing public right of ways or stub out streets.
- d. Streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
- e. The actual right-of-way varies based on the number of travel lanes and lane widths, and the provision of other elements to support the type and density of adjoining land uses including parallel or angled on-street parking, buffer planting zones with landscape and streetscape materials, pedestrian zones and sidewalk widths, on-street bike facilities, and medians.
- f. In those instances where a subdivision plat is located adjacent to an existing public street with a sub-standard right-of-way, sufficient additional right-of-way or setback shall be dedicated to accommodate the ultimate development of the subject street to a right-of-way width as required by the development standards.
- g. Public alleys are not permitted.

- h.** Where bikeways are required or desired, the subdivider shall supply the necessary servitude for the facility.
- i.** Street Lighting

 - 1.** Street lighting is required along all streets within a subdivision plat located in the City of Lafayette. Street lighting is not required along streets within a subdivision plat located in the Unincorporated areas of Lafayette Parish.
 - 2.** Street lighting is required along all streets in a subdivision plat in accordance with the Lafayette Utilities System lighting standards.
 - 3.** Lighting along streets, including pedestrian scale lighting, shall be provided along all streets required in the MX and PD districts along all streets that have sidewalks in accordance with the Lafayette Utilities System Lighting Standards.
 - 4.** A proposed development with Lafayette Utilities System (LUS) electrical facilities shall comply with the LUS Standards for Arterial Street Lighting "Red Book."
 - 5.** Lighting shall be shielded and directed downward in order to reduce glare onto adjacent properties.

(2) Geometric Design

- a. Plan and profile sheets showing the roadway geometric design and utility plans shall be designed by a Louisiana Registered Professional Engineer and submitted for review and approved by the Department of Public Works before any development improvement work begins.
- b. The minimum right-of-way, horizontal curves, gradients and miscellaneous widths for streets shall be as listed below for conventional street designs and for compact street designs. Horizontal curves and gradients can be varied subject to approval by the Public Works Department,
- c. **Design Standards.** The table below describes the minimum facilities required for each roadway type and the minimum widths of those facilities. Note, additional facilities are permitted if they are in accordance with the standards.

Table 89-41-1 Street Design Standards

	Arterials ^{Errord} <small>reference source not found.</small>	Collector	Collector - Downtown	Local Road ^a	Compact Road [*]	Open Ditch ^b
Number of Traffic Lanes	4	2-4	2	2	2	2
Width of Traffic Lanes (ft)	11.5'-12'	10.5'-12'	12'	12'	10'	11'
Minimum R/W Width (ft)	102'	60'	70'	50'	42'	60'
Medians (min. width-ft)	21'	Op (13')	N/A	N/A	N/A	N/A
Sidewalk width <i>(ft; see subsection (f) for requirements)</i>	5	5	5	5	5	5
On Street Parking Lane	Prohibited	Permitted	Permitted	Prohibited	Prohibited	Prohibited
Curb	Yes	Yes	Yes	Yes	Yes	No
Bike Facilities within street <i>(min. width-ft)</i>	Yes (4')	Op (4')	N/A	N/A	N/A	N/A
Street Trees within R/W	Permitted in median	N/A	Yes	N/A	N/A	N/A
Planting Strips (width-ft)	21'	N/A	7-20'	N/A	N/A	N/A

- Compact Roads are only allowed in the following Districts: RM, MN, PI and PD.

Open Ditch streets apply to the “A” zoning districts, conservation subdivisions or locations where curb and gutter requirement has been waived by the Planning Commission or determined to be hydraulically unfeasible by Public Works. A sub-surface system shall be extended as far as hydraulically feasible before an open ditch section is permitted.

1. Major Thoroughfares

- A. Location and alignment.** The location and alignment of designated major thoroughfares must conform to the Consolidated Thoroughfare Plan.
- B.** If the road along the development is designated as a Major Thoroughfare and is not improved at the time of development, permanent setbacks matching the proposed right-of-way plus twenty feet along the roadway shall be dedicated on the final plat for future widening of the thoroughfare.

2. Curves and Intersections.

- Curves proposed for the right-of-way of designated major thoroughfares must have a minimum center line radius of 150 feet.
- Reverse curves shall be separated by a tangent distance of at least 100 feet.
- Intersections with other public streets shall be at right angles. Any variance shall not modify the angle of a major thoroughfare intersection more than five degrees. Where acute angle intersections are approved, a radius of at least 25 feet in the right-of-way line at the acute corner must be provided.

3. Bikeways are required on that portion of all development fronting a Major Thoroughfare.

(b) Connectivity

☞ *Purpose: Street layouts should respond to local conditions such as topography, watercourses, greenways and the existing street systems of neighboring developments. Local street patterns may discourage through traffic, but should also include interconnecting streets with alternative routes throughout the neighborhood to diffuse automobile traffic and shorten walking distances. A well connected street network shall be provided to spread traffic efficiently, and to provide greater opportunities for access and circulation of motor vehicle, pedestrian, and bicycle modes of travel.*

- (1) **General.** Subdivision plats, site plans and concept plans shall be arranged to allow the opening of future streets and logical future subdivision or development.
- (2) **Reserve strips** that control access to streets are not permitted unless they are dedicated to or controlled by the LCG, and approved by the Planning and Zoning Commission.
- (3) **Half streets** are prohibited.
- (4) Streets may intersect at a minimum 60-degree angle unless otherwise provided. If a street intersects at an acute angle a minimum of a twenty-five foot (25") radius is required at the edge of pavement
- (5) **External Connectivity**
 - a. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall provide for the extension of streets into the unsubdivided areas.
 - b. Parcels shall be arranged to allow the opening of future streets and logical further subdivision.
 - c. Proposed streets shall be extended to the boundary lines of the tract to be subdivided or developed, unless prevented by topography or other physical conditions, or unless the City Engineer determines that the extension is not necessary or desirable for the coordination of the layout of the subdivision or development with the existing layout or the most advantageous future development of adjacent tracts.
 - d. An external connection shall be provided by extending at least one (1) street to the boundary line of the tract. The number of external connections to the boundary line with adjoining tracts is equal to the common boundary length divided by twice the minimum required block length (see 89-36(d)(3)). In calculating this number, fractions are rounded down. This section does not require designated local streets to extend into floodplains, coulees, bluffs or other natural features or existing development that does not accommodate the connection.

Example: A tract zoned "RM" has a common boundary of 1,000' with an adjacent tract. The minimum required block length is 200'. 2 external connections are required $(1,000' \div (2 \times 200)) = 1,000 \div 400 = 2.5$, rounded down to 2.

(6) Internal Connectivity

- a. The following terms are defined for purposes of this subsection only:

Street Link That portion of a Street that lies between 2 Nodes.

Node The intersection of two (2) or more streets, a cul-de-sac head or a dead-end. The following are not considered Nodes:

- An eyebrow. An eyebrow is a semicircular shaped portion of a street that is configured so that a portion of a circle with a radius of thirty (30) feet can fit within the confines of the paved portion of the surface.
- The intersection of a local Street within the proposed subdivision with an external public street that connects to the proposed subdivision is not considered a node in computing the connectivity ratio.

Pedestrian Connection

A sidewalk or similar pedestrian accessway or portion of a development's trail system that:

- For sidewalks, complies with subsection (f). Trails and pedestrian accessways shall have a minimum width of 5 feet.
- Connects a dead-end street, cul-de-sac, or T-intersection to another public street or to a commercial or office development that is built, approved, or designated as part of the proposed development. Pedestrian accessways or trails that connect only to parks, greenways or recreational areas are not counted as a Pedestrian Connection for purposes of calculating the Connectivity Ratio.

- b. Streets within any proposed residential subdivision shall achieve a Connectivity Ratio as provided below. The Connectivity Ratio is computed by dividing the number of Street Links and Pedestrian Connections by the number of Nodes within the subdivision.
- c. The Administrator may count a feature as a Street Link or Pedestrian Connection or reducing the required ratio if:
 1. Existing topography or natural features make the required number of connections impractical, and
 2. The applicant provides alternative solutions that substantially accomplish the purposes of this section.

Table 89-41-3 Connectivity Ratio

	Area or Zoning District (see Article 2)	Connectivity Ratio (minimum)
1	Unzoned areas, "A" Agricultural, "RS" Single-Family Residential, "RM" Mixed Residential	1.2
2	Conservation Development, "CH" Commercial Heavy, "IL" Industrial Light, "IH" Heavy Industrial	Not applicable
3	"MN" Neighborhood Mixed Use, "MX" Mixed-Use Center, "D" Downtown, "PD" Planned Development	1.6
4	"CM" Commercial Mixed, "PI" Public / Institutional	1.4

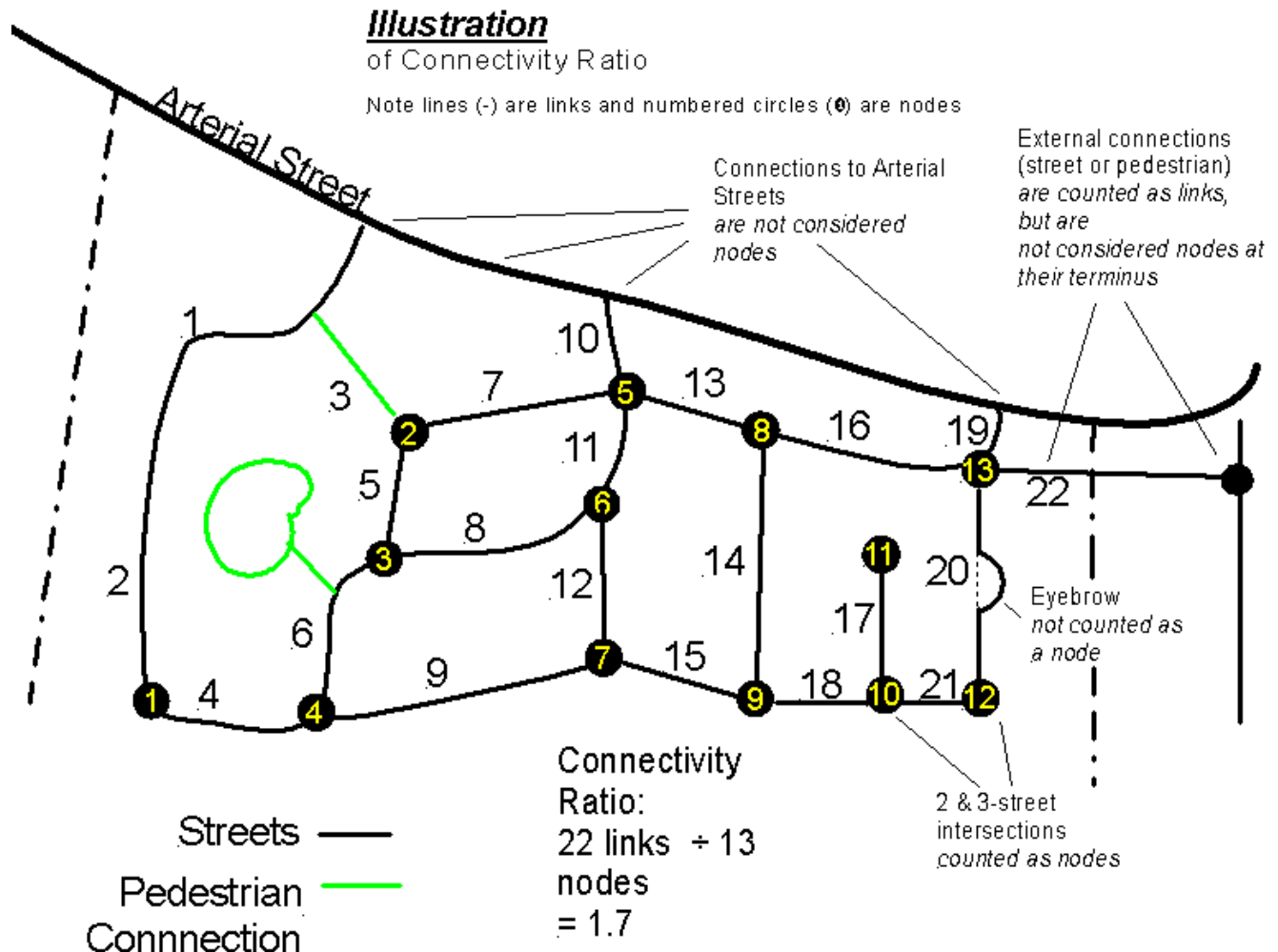


Figure 89-42-1 Connectivity

(c) Cul-de-Sacs and Dead-End Streets

- (1) Dead-end streets are not allowed except in those instances where the street is terminated by a circular cul-de-sac turnaround or where the street is designed to be extended into adjacent property.
- (2) The maximum length of dead-end streets (cul-de-sacs) is established in the table below. However, the Planning and Zoning Commission may approve dead-end streets of a greater length when unusual conditions exist. The turnaround dimensions apply to a dead-end street over 150 feet from a through street intersection.

Table 89-41-4 Cul-de-Sacs and Dead-End Streets

Dead-End Streets		Turnaround	
(Cul-de-Sacs)	Length (<i>max-feet</i>)	ROW Diameter	Pavement Diameter
Residential	750	100	70
Commercial	500	120	100
Industrial	500	120	100

- (3) When there are plans for the future extension of a dead-end street, the closed end of the streets shall include a hard surface turnaround subject to the specifications of the Department of Public Works.

(d) Improvements Proposed for Public Dedication

- (1) The design and construction of public streets are not subject to direct regulation or control of the Planning Commission, but such matters do fall within the review and policies of the state and Public Works.
- (2) On all streets offered for dedication, all grading, surfacing, drainage and sidewalk construction shall be done under the supervision of the Department of Public Works, a testing laboratory approved by the Department of Public Works, or a licensed civil engineer.
- (3) All improvements offered for dedication, the developer's engineer shall certify to the completeness of the construction, the construction was performed in accordance with the approved plans and LCG's specifications and all provisions listed within Sections 89-58 (e) and (f).
- (4) All curbs, sidewalks, crosswalks and pedestrian ways intended for public dedication shall be designed and constructed in accordance with the Americans with Disabilities Act (ADA).
- (5) On all streets not offered for dedication, the subdivider shall furnish the Department of Public Works, a certificate from an approved testing laboratory or a registered civil engineer certifying that said street work has been constructed in accordance with the approved specifications.
- (6) A Development Permit must be completed and adhered to for dedication and acceptance.

(e) Private Streets and Private Alleys

- (1) **General Arrangement and Layout.** The pattern or layout of private streets in any project shall provide the following basic design concepts:
 - a. Provide adequate vehicle access to buildings and facilities within the plat boundaries.
 - b. Provide adequate interior traffic circulation and access to buildings by fire fighting personnel and equipment and not induce a hazard to vehicular traffic and the occupants of the development as determined by the Department of Public Works.
 - c. Provide adequate access to the existing public street system adjacent to the boundaries of the plat.
 - d. The developer is responsible for private streets. The Planning and Zoning Commission will designate these streets as such. The right-of-passage of all private streets and private alleys will be

clearly marked and designated as private streets or private alleys on the preliminary and final plats.

- e. The assurance of pavement construction requirements will be under the jurisdiction of the Department of Public Works review of construction standards.
- f. A private development may not block an existing or proposed public street extension.

(2) Private Alleys

- a. Private alleys may be provided within any subdivision to provide secondary vehicular access to buildings that have their primary access from an adjacent public street or private street.
- b. Private alleys cannot be used or designed to provide the principle access to property outside the subdivision plat boundaries in which the private alleys are located.
- c. Parallel parking is not allowed along a private alley. To maintain this restriction, the owner of the alley shall conspicuously display signs prohibiting parking at the developer's expense.
- d. Intersections with private streets shall be at right angles with variations not to exceed ten degrees.
- e. A driveway easement assuring permanent rear lot access for interior lots may be substituted for an alley

(3) Geometric Design

- a. Private streets (including private alleys) shall comply with the geometric design requirements in subsection (2).
- b. Private streets may be established without a formal right-of-way, if an unobstructed right-of-passage width equal to the right-of-way width required by subsection (2) is provided and constructed.
- c. **Dead-ends, cul-de-sacs, and T-type turnarounds** are allowed only in the unincorporated Parish, and shall comply with subsection 89-36(d)(3)(block length), and subsections (c) and (2) of this section.

(4) Intersections.

- a. Private streets shall not be direct projections of any public street.
- b. When a private street or private alley intersects with a public street there must be a minimum off-set distance of 125 feet from the center line of the private street or private alley to the center line of any adjacent street or alley intersecting the public street.
- c. Intersections of all private streets and private alleys with the public streets must be at right angles with variations not to exceed ten degrees and have 25 feet radii at all corners.

(5) Connectivity

- a. Private streets must comply with the connectivity standards in subsection (b) above.
- b. To provide adequate emergency vehicular access, the private street system shall provide at least 2 points of access to the project or development from the public streets adjacent to the boundaries of the project or development.

(6) Fire Protection

- a. All buildings proposed to be constructed within any project containing private streets must be so arranged and located that fire fighting apparatus can park and reach any part of any building with a 200-foot long hose extending from the apparatus. The 200-foot hose length must be measured as the hose is laid on the ground and may not be measured as the aerial radius from the parked apparatus.
- b. Fire hydrants where required, must be so located and provided within the project boundaries so that 500 feet of fire hose, extending on the ground from the hydrant, can reach the furthestmost part of any building within the boundaries of the plat.
- c. All buildings proposed to be constructed within any project containing private streets and which contain residential dwelling units and have an overall length of 300 feet or more, must be so designed to have at least 1 open, unobstructed walkway through the building at ground level. The walkway must have a width of at least 5 feet each to allow ready access by fire and police and their equipment and other emergency services to each side of such buildings. Where buildings are to be constructed over and across any private street, the unobstructed overhead clearance must at least 14 feet, measured between the highest point of the private street paving under the structure and the lowest part of the building structure or associated parts of the building. Suitable restrictions to this condition must be noted on the plat.

(7) Maintenance of Private Streets and Private Alleys

- a. The LCG is not responsible for maintaining any private streets, signs or drainage improvements on the private street(s).
- b. The developer will cause to be created (or furnish a certified correct copy if already in existence) a financial and management legal entity or entities that will guarantee and assure the maintenance of all private streets and private alleys constructed.
- c. The developer will provide a certification to the Administrator from an attorney licensed to practice law in the State of Louisiana that the documentation, attached to the certification, provides for the creation of an entity that is responsible for maintaining the private streets, private roads and/or private alleys in the subdivision. The certification must be provided prior to obtaining final subdivision approval. The certification shall contain the name of the entity responsible for maintenance and its registered office.

(8) Drainage of Private Streets and Private Alleys

- a. Private streets and private alleys must be provided with adequate drainage approved by the Department of Public Works.
- b. These requirements do not supersede any other development drainage requirements in this chapter.

(f) Sidewalks

- (1) Sidewalks are required where indicated in the geometric design standards (subsection (a).(2) above).
- (2) The applicant for subdivision plat approval shall construct all sidewalks on the property.
- (3) The sidewalks shall be constructed at the time of final plat recordation. The acceptance of a letter of credit in lieu of the construction of sidewalks is allowed according to 89-33 "Improvement

Guarantees.” The amount of the letter of credit must be approved by the Department of Public Works. See section 89-33, “Improvement Guarantees,” for more information.

(4) Development Fronting on State Highways.

- a. The developer must construct sidewalks either in state highway right-of-way or in a sidewalk easement on the development property.
- b. If the applicant intends to construct the sidewalk in the state right-of-way –
 1. The applicant shall request approval from the local state highway office on the appropriate form during the platting process.
 2. If the state highway department approves the application, the sidewalks will be shown on the preliminary plat as approved by the DOTD and a copy of the DOTD permit submitted to Public Works prior to final plat approval.
 3. If the state highway department denies the application, the developer will designate a minimum 5-foot-wide sidewalk easement adjacent to the state right-of-way line on development property on the preliminary plat.
 4. The sidewalk easement can be located within the utility easement.

(5) Development Fronting City Streets

- a. The developer must construct sidewalks either in public street right-of-way or in a sidewalk easement on the development property.
- b. Sidewalks built in the public street right-of-way shall be constructed so that the development side edge of the sidewalk is one foot (1') within the right-of-way line and the 5-foot sidewalk width is in public right-of-way.
- c. If the situation of street right-of-way width, trees, utilities, topography, existing ditches, or similar existing obstructions prevent the construction of sidewalks in public right-of-way, the sidewalk will be constructed in a sidewalk easement designated on the preliminary plat. The sidewalk easement can be located within the utility easement. If the conflict is discovered after final plat recordation, an Act of Correction must be completed and recorded with the revised sidewalk servitude shown.

(6) Maintenance. If sidewalks are constructed according to LCG standards in the designated sidewalk easement, the LCG will assume perpetual maintenance of these sidewalks.

(7) Design.

- a. Sidewalks shall be a minimum 5-foot width and their construction shall comply with LCG's Specifications for Roads, Drainage, Bridges, and Other Infrastructure Improvements.
- b. Sidewalks along “A” and “B” streets in the MX and D zones, and for the Main Street category (see subsection (2) above), shall be divided into frontage zones, pedestrian through zones and furnishing zones as follows:

Table 89-41-5 Frontage Zones

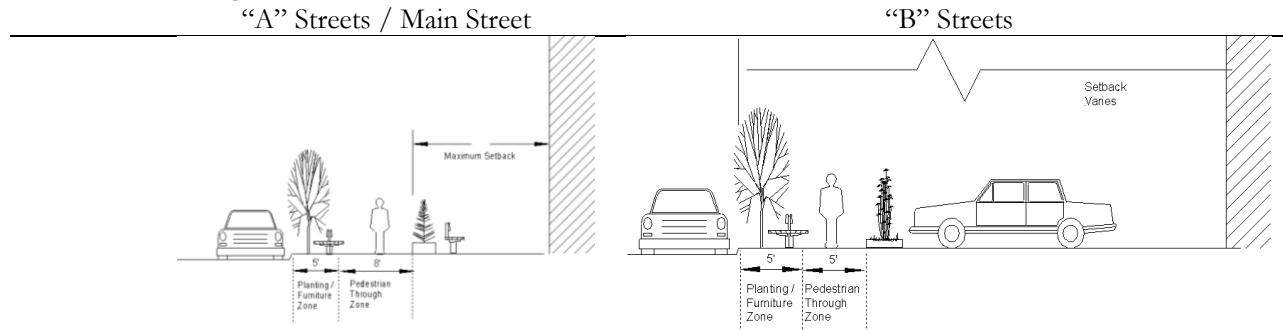


Figure 89-42-2 Frontage Zones

Pedestrian Through Zone (minimum-feet)	8 feet	5 feet
Planting / Furniture Zone (minimum-feet)	5 feet	5 feet

- c. Sidewalks shall avoid obstacles such as ditches, trees, and utilities.
- d. Sidewalks across driveways or that will be crossed by vehicles will be at least 6 inches thick or in kind with the driveway, whichever is greater.
- e. The sidewalk will be continuous over the full frontage of the development.
- f. At street corners the sidewalk in both directions will extend to the pavement edge. If a ditch culvert is required to accomplish this, it will be considered part of the sidewalk requirement. The size and grade of culverts will be determined by the development engineer and approved by the Department of Public Works.
- g. The developer shall construct handicap ramps and markings as required by law.

(g) Line of Sight

(1) Applicability.

- a. This subsection applies to existing obstructions predating adoption of this ordinance and new construction of fences or signs or placement of movable objects, or new planting of hedges, bushes or other plants.
- b. Utility structures and traffic and/or street signs, where necessary as determined by the Administrator, and buildings existing at the time of adoption of this ordinance are exempt from this subsection.
- c. This subsection becomes enforceable upon application for building permit.

- (2) It is unlawful to construct or maintain, or permit to remain, any fence, sign, movable object, hedges, bushes or other plants which exceed 36 inches in height measured from the street level on any lot where the fence, sign, movable object, hedges, bushes or other plants obstruct the line of sight at street intersections as defined in this section.

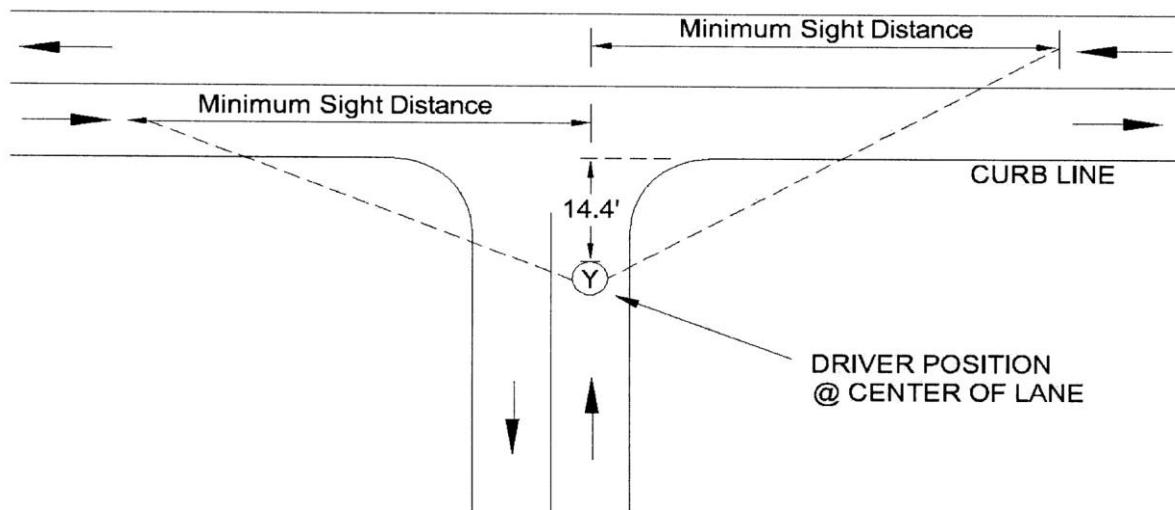
- (3) The sight line and the curb lines of the major street and minor street represent sight triangles that are to be free from obstructions as noted in this section.
- (4) The sight distance is measured from a point along the minor street intersection approach located 14.4 feet from the intersection of the centerline of the minor street with the curb line extension of the major street. This point is established at 3½ feet above the minor street pavement elevation. From this point a vehicle driver shall be able to view an object from a predetermined distance measured along the center of the lane of the intersecting major street. This object shall be visible from a height of 3½ feet above the pavement of the major street. The required distance varies with the posted and/or 85th percentile operating speed of the major street and the number of lanes on the major street.
- (5) Sight distance for various speeds and number of lanes for the intersection roadways are specified in Tables 89-41-6. The area required to be free from obstructions for intersections on the inside of a horizontal curve of a major street requires sight distance restrictions more than a street intersection at 90 degrees.

Table 89-41-6 Minimum Required Sight Distances/Required Sight Triangles

Total number of lanes on major street	Minimum Cross Street/Intersection Sight Distances in Feet										
	posted speed limit on major street*										
	20mph	25mph	30mph	35mph	40mph	45mph	50mph	55mph	60mph	65mph	70mph
2	225	280	335	390	445	500	555	610	665	720	775
3	240	295	355	415	475	530	590	650	710	765	825
4	250	315	375	440	500	565	625	690	750	815	875
5	265	335	400	465	530	600	665	730	795	860	930

*85 percent speed may be used in lieu of existing speed limit.

The value noted within Table 89-41-6 is measured in accordance with the following graphic figure:

**Figure 89-41-3 Sight Distance Measurements**

(Ord. No. O-149-2012, § 2, 7-17-12)

89-43 Street Names

(a) Generally

- (1) Required.** Street name signs shall be erected at all intersections built and set to the specifications of the Department of Public Works, Engineering Division.
- (2) PZD.** The PZD is the coordinating agency for the identification and naming of public and private streets, roads, and thoroughfares within the jurisdiction of the LCG. In this capacity the department shall review, recommend and assign names submitted for new streets and roads and proposed changes to existing street, road, and thoroughfare names. Street names are subject to the approval of the 911 Lafayette Parish Communication District.
- (3) Duplication Prohibited.** Street names shall not duplicate any existing street name, public or private, located within the Parish of Lafayette or any incorporated municipality.
 - a. This does not apply to streets in the “D” Downtown District, such as Main Street or First Street.
 - b. Identification as a public street or as a private street does not exempt a street name from duplication. Example: Broussard Road and Broussard Lane (Private) is not acceptable.
 - c. Suffixes such as Drive, Road, Street, Parkway, Avenue, Court, Loop, Circle, etc. do not remedy duplication.
 - d. Prefixes such as Saint, Rue, Chemin, Avenue, etc. do not remedy duplication.
 - e. Directional prefixes and suffixes in French or English may be allowed and will remedy duplication if the streets are coterminous.

(4) General Standards

- a. Streets that align with existing streets shall bear the names of existing streets.
- b. Streets shall, whenever possible, have the same name throughout their entire length.
- c. Alphabetical and numerical street names are not allowed.
- d. All existing and new public streets shall have block numbers assigned in conformity with the block numbering system for Lafayette Parish.
- e. The LCG encourages developers, property owners, residents and businesses applying for street names to use French names or terms in an effort to preserve and promote the Cajun/Creole culture and heritage in Acadiana. Applicants for street names may use the names of individuals who may have some historical relationship to the area where the street is to be located or who may have donated the right-of-way, or may recognize historical events and place names in the development of street names.
- f. Private street name signs shall have an abbreviation for private (PVT) placed on the sign after the street's name. The background color of private street name signs shall be blue. Public street name signs shall have a green background color. Private and public street name signs shall be identical in every other way except those mentioned in this section.
- g. Streets or roads may "offset" or "jog" with the same name up to 125 feet from center line to center line.
- h. Where a major thoroughfare replaces in whole or in part a local street or road, the name of the major thoroughfare shall prevail over the local street or road name. When the local street or road

name is determined to be non-duplicative and of historical or sentimental value the name shall be placed in a street name reserve list for reuse at an appropriate opportunity.

- i. Existing street names must be used in those instances where a new street is a direct extension of an existing street or logical extension thereof except in those instances where the existing street name is a duplicate street name.

(5) Procedures.

- a. Street, road, and thoroughfare names and name changes may be initiated by three different sources:
 1. The PZD. Administrative costs for streets, road, and thoroughfare name change proposals originated by the LCG Council shall be funded by the PZD.
 2. The LCG Council.
 3. Fifty percent plus one of the property owners owning or fronting the public or private street/road under consideration.
 - b. Applications to change the name of a public or private street, road, or thoroughfare are allowed only for the entire length of the subject street, road or thoroughfare.
 - c. The PZD may initiate a public or private street name change for the following reasons:
 1. To resolve an existing duplication of street names within the parish.
 2. To accommodate capital improvements by federal, state, and local government.
 3. To coordinate the establishment of one name where multiple names exist on one continuous street.
 4. To identify an existing road or street lacking a name designation.
 5. In all other instances where confusion or duplication might otherwise exist with reference to streets with the same or deceptively similar names.
- (6) The city-parish council, as appropriate, shall initiate a request for a public or private street name change only by resolution which shall be forwarded to the PZD for review.
- (7) Property owner applicants for public or private streets, roads, thoroughfares, etc., name change or name identification must furnish to the PZD an application form acceptable to the department containing a list of all property owners owning and fronting said private or public street right-of-way with their mailing addresses. Property owner certificates shall be furnished for all property owners listed, said certificates obtained from the Lafayette Parish Tax Assessor's office.
- (8) The PZD will forward the proposed street names to the parish communication district (9-1-1) office, which shall respond in writing within seven days of their approval or disapproval of the proposed street names.
- (9) The PZD shall notify owners of property fronting on any public or private street, road or thoroughfare of any proposed or requested name change. Adjacent property owners who wish to respond shall mail to the PZD their choice for the street name within 14 days.

- (10) The PZD will determine the proposed street name favored by the majority of persons subject to notice. If the name in majority is "other" (their own recommended name) the PZD will forward this proposed street name to the parish communication district (9-1-1) office, which shall respond in writing within seven days of their approval or disapproval of the proposed street name. In the latter case (a disapproval) the PZD will make a recommendation from the approved list.
- (11) The PZD will implement the street name change after obtaining all necessary approvals from the parish communication district office and shall notify all property owners abutting the street within 7 days of the new street name.
- (12) The PZD will coordinate the implementation of the respective changes. The PZD will assign addresses to residents who currently have a municipal number and/or route number. These residents will be notified in writing by the PZD within 14 days of their municipal number and the property owner will need to comply within 6 months of this notification. The PZD will notify the post office and other departments and agencies affected at the time of implementation of these changes.
- (13) The PZD will notify the Public Works Department in writing within 7 days of notification from the Planning and Zoning Commission of name change. The Public Works Department will fabricate and install street name signs within 14 days of notification, and shall maintain approved street name signs on public streets and intersections with private streets.
- (14) Applicants for street name changes shall provide sufficient funds to cover the cost of installing new street name signs. The funds shall be identified on the application and paid within 30 days following approval by the LCG. The LCG shall cover installation costs of new street name signs only for proposals initiated by the PZD or LCG Council.

(b) Street Addressing

- (1) The PZD is the coordinating agency for the property addresses on all public and private streets and thoroughfares within the jurisdiction of LCG. In this capacity, the department shall assign new addresses and, to the extent appropriate, make changes to existing addresses in order to eliminate duplication of addresses, confusing similar addresses and other potential difficulties with regard to street addresses.

(2) General Standards.

- a. Property number addresses shall be issued in conformance with the street/road block numbering system established for all minor and major thoroughfares in Lafayette Parish.
- b. Property number addresses shall be issued only for building and/or property referenced as "lots of record" or property divisions recognized and/or approved by the Planning and Zoning Commission.
- c. A single building or property will be assigned a single property number address. An exception may be made for a multi-use or multi-building complexes. Shopping centers, apartment complexes, condominium development, etc. may have multiple property number addresses provided that each property number address is fronting a public street or road. Only "sub unit" number addresses may be issued for buildings or properties not fronting directly on a public street or road or Planning and Zoning Commission approved private street. "Sub unit" must be by alphabetical letters (e.g. 515A, 515B, or 515 Building A, 515 Building B Main Street). "Sub unit" identification defines property or buildings and does not prohibit the use of numerical identification within a building.

- d. Odd numbers shall be assigned to the left side of a street and even numbers shall be assigned to the right side of a street. All streets/roads shall have a point of origin identified on the parishwide block numbering system.
- e. Where no lots or blocks exist along a street or road, the department shall generally assign a new block every 1,000 feet; provided, however, natural divisions of any existing intersecting streets may be considered in determining the beginning of a new block.
- f. As a general rule, a property address shall be reserved every 25 feet along each side of every street or road.
- g. The block number and property number addresses of any new street or development which is a continuation of an existing street shall be in conformance with the already established block numbering system of the existing street unless changed by the PZD.
- h. In those instances where plats are required to be submitted to and approved by the Planning and Zoning Commission which include private streets, property number addresses shall be issued in the same manner as property number addresses on public streets or roads.
- i. The department shall insure that property number addresses are issued uniformly and consecutively within each block (e.g. 915 Broussard Road must be opposite 914 or 916 Broussard Road).
- j. The department shall require each and every property owner to display numbered with Arabic numbers not less than four inches in height, the address of every property having its own property address. The department shall provide a procedure whereby applicants for a property address number shall complete an application form and such forms shall be maintained by the PZD.

(3) Procedures.

- a. Requests to issue property addresses may be initiated by three different sources:
 - 1. The PZD.
 - 2. The LCG Council.
 - 3. The property owner.
- b. The PZD may initiate a property address change and/or assignment for the following reasons:
 - 1. To resolve an existing error in property addressing.
 - 2. To assign addresses to lots in an approved Planning and Zoning Commission subdivision plat.
 - 3. To eliminate multiple or confusingly similar property addresses.
- c. The City-Parish Council, as appropriate, shall initiate a request for an address change only by resolution which shall be forwarded to the PZD for review.
- d. The Lafayette Parish Commission District (9-1-1) office shall initiate through the City-Parish Council a request for a change of property addresses for the health, safety and general welfare of the people of the Parish of Lafayette and their property.

- e. When the property owner is the applicant, the PZD will determine an address and notify the property owner in writing within five days of the application being filed. When the applicant is platting the property, the address will be issued subject to approval. The property owner shall post the newly assigned address number prior to final inspection, and no certificate of occupancy will be granted until a new building is properly numbered for identification.
- f. If a source other than the property owner initiates the address request, the PZD will determine the address and notify the property owner or owners of the government action. The newly assigned number shall be posted within 90 days of receipt by the property owner of notification of the assignment, except that in business locations a reasonable extension may be granted to avoid hardship to a business and allow time to notify business clientele.
- g. The PZD will coordinate the implementation of the address changes accordingly. The PZD will notify the U.S. Post office, the Lafayette Parish Communication District (9-1-1) and other identified departments and agencies affected at least 4 times per year with a mail out of data files.

89-44 Utilities

(a) Applicability

This section applies to any application for subdivision plat, conditional use permit, or building permit approval where a site plan is required.

(b) General

- (1) If the proposed development is in the City of Lafayette or requesting LCG potable water, sewer or electric services, the applicant shall reach an agreement with the LCG to provide a water distribution system, sewage disposal facilities and electrical facilities for the proposed subdivision.
- (2) Utility improvements shall be constructed in accordance with any applicable standard specifications of the LCG, FEMA, water district, or sewer district having jurisdiction, and the sanitary code of the Louisiana Department of Health and Human Resources.

(c) Water system.

- (1) Proposed subdivisions in the City of Lafayette shall enter into an agreement with the LUS or the applicable municipality, parish or water district to extend the public water system (including the installation of standard valves, fire hydrants, and similar appurtenances) to each lot in the subdivision.
- (2) Fire hydrants shall be designed to meet the LUS specifications and located in accordance with the LCG Fire Department specifications.
- (3) If a public water supply is not available –
 - a. The developer shall construct a private water system that provides an adequate supply of potable water to every lot within the subdivision or development with a minimum pressure of 40 pounds per square inch.
 - b. The source of water supply and distribution system shall comply with the sanitary code of the State Department of Health and Hospitals and the area municipality designated by the commission.

- c. The LUS is not obligated to incorporate any private system of water supply into any public system of water supply that may be built in the future.
- d. When authorized by the State Department of Health and Hospitals, individual water wells may be used to supply potable water to each lot in the development.

(d) Sewage

- (1) If a subdivision is located so that it can be served by the extension of an existing public sanitary sewer within a reasonable time, the subdivider shall enter into an agreement with LUS, municipality, or sewer district to extend sanitary sewer service to each lot within the subdivision.
- (2) If public sanitary sewers are not available –
 - a. The subdivision shall include a collection system and treatment plant approved by the LUS.
 - b. The developer may, at the discretion of the State Department of Health and Hospitals, build a community sewer system or install individual septic tanks or other mechanical means of sewerage disposal for the entire subdivision. The sewage disposal system shall be approved by State Department of Health and Hospitals and the Department of Public Works and installed in accordance with the State Sanitary Code.

(e) Electricity

- (1) An underground electrical distribution system shall be provided in all residential and commercial subdivisions in accordance with the standards of the LUS.
- (2) In industrial subdivisions, the electrical distribution system may be placed above or below ground as determined by the needs and proposed uses of the subdivision.

(f) Storm Water

Utility location and installation shall regard the existing drainage pattern and not modify it unless designed by an engineer and approved by DPW.

(g) Wiring Improvements

- (1) Service wiring shall be according to the standards of the installing utilities system.
- (2) All utilities in the City except major power transmission and distribution lines shall be underground.

(h) Refuse disposal

Refuse storage shall be conveniently located and conform to the Department of Public Works policy on enclosures. If inside storage is to be provided, the location shall facilitate pickup.

89-45 Reserved to

89-46 Reserved